

CITY OF REDMOND  
RESOLUTION NO. 1347

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, EXPRESSING THE CITY COUNCIL'S INTENT TO ADOPT THE DEVELOPMENT STANDARDS 2, DEVELOPMENT STANDARDS 3, AND DESIGN STANDARDS PACKAGES OF THE 2009-2011 REDMOND CODE REWRITE, DEVELOPMENT GUIDE AMENDMENT FILE NO. L090380, SUBJECT TO RECONCILIATION WITH THE REMAINDER OF THE PROJECT

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WHEREAS, the Growth Management Act of 1990 (GMA) requires that the City of Redmond adopt a Comprehensive Plan and implementing regulations; and

WHEREAS, Ordinance No. 887, adopted on October 21, 1979, by the Redmond City Council established the Redmond Community Development Guide; and

WHEREAS, the Redmond Community Development Guide (RCDG) has been amended 291 times since its adoption; and

WHEREAS, in 2008 the City approved the 2009-2011 Redmond Code Rewrite project to rewrite the RCDG; and

WHEREAS, the mission of the Redmond Code Rewrite project is to create a zoning code that improves clarity, conciseness, predictability and usability for residents, development professionals and the business community; maintains the integrity of code concepts adopted over time by the City Council while utilizing new ideas where appropriate to achieve these

concepts; and, implements clearly and effectively the goals, visions and policies of the Comprehensive Plan; and

WHEREAS, the RCDG has been divided into topic-based packages of regulations to be considered during the Redmond Code Rewrite project; and

WHEREAS, the Development Standards 2 package includes regulations pertaining to Affordable Housing, High Capacity Transit Corridor Preservation, Historical and Archeological Resources, Parking Standards, Transfer of Development Rights (TDR) Program, Transition Overlay Areas, and Transit Supportive Development.; and

WHEREAS, the Development Standards 3 package includes regulations pertaining to landscaping, open space and recreation, outdoor storage and service areas, hazardous liquid pipelines, signs, and limitations on external effects of uses; and

WHEREAS, the Design Standards package includes regulations used by staff and the Design Review Board when reviewing applicable land development applications; and

WHEREAS, the Redmond Code Rewrite Commission conducted study sessions and public hearings to gather public input on the proposed Development Standards 2 package, and on November 1, 2010, completed its unanimous recommendation that the Redmond City Council approve these regulations; and

WHEREAS, the Redmond Code Rewrite Commission conducted study sessions and public hearings to gather public input on the proposed Development Standards 3 package, and on November 29, 2010, completed its unanimous recommendation that the Redmond City Council approve these regulations; and

WHEREAS, the Redmond Code Rewrite Commission conducted study sessions and public hearings to gather public input on the proposed Design Standards package, and on October 11, 2010, completed its unanimous recommendation that the Redmond City Council approve these regulations; and

WHEREAS, the Redmond City Council has considered the recommendations of the Redmond Code Rewrite Commission, and has held a study session on the Development Standards 2, Development Standards 3, and Design Standards packages; and

WHEREAS, the Development Standards 2, Development Standards 3, and Design Standards packages are consistent with the adopted project mission and guiding principles, as well as the Redmond Comprehensive Plan, as required by the existing Redmond Community Development Guide; and

WHEREAS, the Redmond City Council must adopt the new Redmond Zoning Code as one complete package, which is expected to occur in spring 2011.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Mission Statement and Guiding Principle  
Consistency. After reviewing the proposed Development Standards 2, Development Standards 3, and Design Standards packages, the City Council agrees that the regulations are consistent with the Redmond Code Rewrite project mission statement and guiding principles.

Section 2. Intent to Adopt. The City Council intends to adopt the proposed Development Standards 2, Development Standards 3, and Design Standards packages set forth in Exhibits 1 through 3 attached hereto and incorporated herein by this reference subject to reconciliation with the remainder of the Redmond Code Rewrite project and SEPA review of the entire Redmond Code Rewrite project.

ADOPTED by the Redmond City Council this 1<sup>st</sup> day of February,  
2011.

APPROVED:

  
JOHN MARCHIONE, MAYOR

ATTEST:

  
MICHELLE M. MCGEHEE, CMC, CITY CLERK

(SEAL)

FILED WITH THE CITY CLERK: January 26, 2011  
PASSED BY THE CITY COUNCIL: February 1, 2011  
EFFECTIVE DATE: February 1, 2011  
RESOLUTION NO. 1347

ADOPTED 7-0: Allen, Carson, Cole, Margeson, Myers, Stilin and Vache

**Exhibit 1**  
**Development Standards 2**

## **20D.30 Affordable Housing**

### **20D.30.10 Affordable Housing.**

- 20D.30.10-010 Purpose.
- 20D.30.10-020 Applicability.
- 20D.30.10-030 General Requirements.
- 20D.30.10-040 Implementation Provisions.
- 20D.30.10-050 Alternative Compliance Methods.
- 20D.30.10-060 Supplemental Requirements.
- 20D.30.10-070 Affordable Housing Agreement.

#### **20D.30.10-010 Purpose.**

The purpose of this chapter is to:

- (1) Implement the responsibility of the City under the state Growth Management Act to provide for housing opportunities for all economic segments of the community.
- (2) Help address the shortage of housing in the City for persons of low- and moderate-incomes, helping to provide opportunities for low- and moderate-income persons who work in the City to live here, rather than in locations distant from employment *that contribute to increased length and number of vehicle trips.*
- (3) Help facilitate an adequate affordable housing supply in the City by offsetting the pressure on housing costs resulting from high job growth and construction of high-end housing.
- (4) Preserve and create opportunities for affordable housing as the City continues to grow.
- (5) Encourage the construction of housing that is affordable to senior citizens of Redmond.

#### **20D.30.10-020 Applicability.**

- (1) This chapter applies to:
  - (a) All new residential and mixed-use developments within the Downtown, Overlake, Willows/Rose Hill, Grass Lawn, North Redmond and Education Hill Neighborhoods;
  - (b) All new senior housing developments and congregate care dwelling units, *not including nursing homes.*

**20D.30.10-030 General Requirements and Incentives.**

- (1) Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the "low income household" income levels set forth in RCW 36.70A.540.
- (2) Unless otherwise specified in RCDG 20D.30.10, at least 10 percent of the units in new housing developments in those areas specified in RCDG 20D.30.10-020(1) of 10 units or greater must be affordable housing units.
- (3) At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or  $20 \text{ units} + 15 \text{ percent bonus} = 23 \text{ units}$ . In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.
- (4) Each low cost – affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection (2) of this section. For purposes of computing bonus market-rate units under subsection (3) of this section, two bonus market-rate units are permitted for each affordable housing - low cost unit provided, up to 20 percent above the maximum density permitted on the site.
- (5) The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed density.
- (6) The affordable housing units and the bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.
- (7) Depending on the level of affordability provided, the affordable housing units may be eligible for the impact fee waivers described in RCDG 20D.60.10-050 and RCDG 20D.60.10-055.
- (8) Urban Centers Requirements
  - (a) Overlake.



- (i) In portions of Overlake where density limits are expressed as a Floor Area Ratio, the bonus above the maximum residential FAR expressed in RCDG (add reference) is two times the equivalent floor area for each affordable unit provided. The bonus residential floor area may be used to increase building height by up to one story above the base standard shown in (add reference), Overlake Village zones, and (add reference), Overlake Business and Advanced Technology zone. The bonuses granted under this provision are in addition to any bonuses granted for senior housing under RCDG 20D.30.10.070, Affordable Senior Housing.
  - (ii) Affordable Housing requirements are optional for the first 100 housing units approved to be developed in the Overlake Village zones and that otherwise would be required to be affordable units per this section. Each proposed development site may qualify for waiver of no more than 25 units of affordable housing. For purposes of this subsection, development site is measured for the project as a whole, including the total area proposed for development or included as part of a master plan
- (b) **Downtown.** Development in Downtown will receive a square footage density credit equal to the square footage of the affordable housing units provided on-site, or the square footage of the affordable housing units provided off-site pursuant to RCDG 20D.30.10-050. This square footage credit can be converted to TDRs pursuant to 20D.200.10-060(3) Affordable Housing Bonus. The bonus is subject to the limitations of RCDG 20D.40.35 Downtown Height Limit Overlay.
- (9) Measurement in square feet of floor area of all affordable units shall be defined by the gross leasable area within the unit.

#### **20D.30.10-040 Implementation Provisions**

The following requirements shall be met for all affordable housing units created through any of the provisions of Section 20D.30.10:

- (1) Affordable housing units that are provided under this section shall remain as affordable housing for a minimum of 50 years from the date of initial owner occupancy for ownership affordable housing units and for the life of the project for rental affordable housing units. At the sole discretion of the Administrator, a shorter affordability time period, not to be less than 30 years, may be approved by the City for ownership affordable housing units, in order to meet federal financial underwriting guidelines.
- (2) Prior to the issuance of any permit(s), the Administrator shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

- (a) The location of the affordable housing units shall be approved by the Administrator, with the intent that they generally be intermingled with all other dwelling units in the development.
  - (b) The tenure (ownership or rental) of the affordable housing units shall be the same as the tenure for the rest of the housing units in the development.
  - (c) The affordable housing units shall consist of a mix of number of bedrooms that is generally proportionate to the bedroom mix of units in the overall development.
  - (d) The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the development, must be approved by the Administrator. In general the affordable housing units may be as small as 500 square feet for a studio unit, 600 square feet for a one bedroom unit, 800 square feet for a two bedroom unit, or 1000 square feet for a three bedroom unit. However, the Administrator has the discretion to not approve proposals for smaller units based on the criteria that rooms within the units provide adequate space for their intended use.
  - (e) The exterior materials and design of the affordable housing units must be comparable with the other dwelling units in the development, with similarity in building finishes, rooflines and landscaping. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the City.
- (3) Construction of the affordable housing units shall be concurrent with construction of market-rate dwelling units unless the requirements of this section are met through RCDG 20D.30.10-040, Alternative Compliance Methods. The Affordable Housing Agreement provided for in Section 20D.30.10-080 shall include provisions describing the phasing of the construction of the affordable units relative to construction of the overall housing. This can allow for sequencing of construction of the affordable units to be interspersed with construction of the overall housing units.
- (4) The City reserves the right to establish in the Affordability Agreement referred to in RCDG 20D.30.10-080, monitoring fees for the Affordable Housing Units, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the Affordability Agreement.

**20D.30.10-050 Alternative Compliance Methods.**

- (1) While the priority of the City is to achieve affordable housing onsite, the Administrator may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods proposed by the applicant, if they meet the intent of this section.

(2) The project proponent may propose one or more of the following alternatives, and must demonstrate that any alternative achieves a result equal to or better than providing affordable housing onsite. Housing units provided through the alternative compliance method must be based on providing the same type and tenure of units as the units in the project that give rise to the requirement.

(a) Affordable housing units may be provided offsite if the location chosen does not lead to undue concentration of affordable housing in any particular area of the City. Preference shall be given for the location of the offsite affordable unit in the same neighborhood planning area, and the site must be within close proximity to employment opportunities and transit services. No individual property that receives off-site affordable housing units may have more than 25% of its units as affordable housing units, unless the property will be utilizing public funding sources for affordable housing.

(b) Cash payments in lieu of providing actual housing units may be provided and will be used only for the subsequent provision of affordable housing units by the City or other housing provider approved by the Administrator. Payments in lieu shall be based on the difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit. The payment obligation will be established at the time of issuance of building permits or preliminary plat approval for the project

(c) The Administrator may consider other options for satisfying the affordable housing requirements, as proposed by the project proponent.

(3) Timing

(a) Application for and approval by the Administrator for alternative compliance must be made prior to issuing a building permit for the project, unless otherwise permitted by the Administrator.

(b) Application for off-site alternative compliance must document the timing that off-site affordable housing units will be made available and provide assurances to ensure completion of the off-site affordable housing units. The intent is for affordable housing units to be provided before or at the same time as the on-site market rate housing.

**20D.30.10-060 Supplemental Requirements**

(1) Willows/Rose Hill Neighborhood.

(a) Development of a Size-Limited Dwelling, a duplex unit, or cottage may be used to meet affordability requirements.

- (b) As provided for in Comprehensive Plan policy N-WR-E-7, the allowed density shall be seven units per acre for a demonstration project in which at least 20 percent of the total dwelling units are affordable. Other bonuses allowed by the RCDG may be used in addition to this bonus
  - (c) In addition to meeting the provisions in RCDG 20D.30.10-050, a project proponent who proposes off-site location of affordable housing units shall locate the dwellings within the Willows/Rose Hill Neighborhood unless there is no feasible site. If no site in the neighborhood is feasible, the preferred alternative compliance method is construction of affordable housing elsewhere in the City.
- (2) North Redmond Neighborhood.
- (a) Development of a Size-Limited Dwelling, a duplex unit, or cottage may be used to meet affordability requirements
- (3) Education Hill Neighborhood.
- (a) Development of a Size-Limited Dwelling, a duplex unit, or cottage dwelling unit may be used to meet affordability requirements.
  - (b) In addition to meeting the provisions in RCDG 20D.30.10-050, a project proponent who proposes off-site location of affordable housing units shall locate the dwellings within the Education Hill Neighborhood unless there is no feasible site. If no site in the neighborhood is feasible, the preferred alternative compliance method is construction of affordable housing elsewhere in the City.

**20D.30.10-070      Affordable Senior Housing**

- (1) Except for Retirement Residences developing under RCDG 20C.30.85-030(3)(b), the affordable senior housing bonus may be used in any zone that allows retirement residences or multi-family housing. The bonus shall be part of any land use application. Where the affordable housing bonus was requested in an earlier land use application, the bonus does not have to be requested in subsequent land use applications provided that the number of bonus units is included in the subsequent land use applications. If the bonus is approved, the land use shall comply with the requirements of this section for the life of the use.
- (2) The development shall be restricted to persons 55 years of age or older and handicapped persons as defined by federal law. At least eighty percent (80%) of the total housing units shall be occupied by at least one person who is 55 years of age or older. Owners of affordable senior housing units shall be required to verify annually that the occupancy requirements of this section are met as provided for in the Affordable Housing Agreement pursuant to RCDG 20D.30.10-080. It is the intent of this section to promote the provision of housing for older persons in compliance with the Housing for Older Persons Act (HOPA) 42 U.S.C. sec.3607, as

the same now exists or is hereafter amended, by providing a density bonus for affordable housing that meets the requirements of HOPA.

- (3) No conversion of occupancy to persons other than those specified by subsection (2) shall be allowed without first complying with the underlying zoning and site requirements. The bonus shall not apply to the property if it is no longer occupied by those persons specified by subsection (2), and the bonus housing units shall be eliminated unless otherwise authorized by the applicable development regulations.
- (4) If an affordable senior housing bonus application is approved, developments may exceed the allowed density of a zone by as much as 50 percent, provided that 50 percent of the bonus units are low-cost affordable housing units.
- (5) The bonus shall only be used in the multi-family or retirement residence development for which it is approved. The bonus application shall be made as part of the first land use application made for the project. The decision maker for this application shall decide the request for the bonus.
- (6) All site requirements and development standards of the Zoning Code shall apply to uses that obtain an affordable senior housing bonus with the following exceptions:
  - (a) The site requirements that shall apply to the development (as shown in RCDG 20C.30.25-140, Site Requirements Chart) shall follow the zone which most closely matches the approved density of the use including density bonuses and not the density of the underlying zone. This subsection shall not apply to retirement residences.
  - (b) Developments shall be designed to project a residential appearance through architectural design, landscaping, and building materials. .

#### **20D.30.10-080 Affordable Housing Agreement**

Prior to issuing any building permit, an agreement in a form approved by the City that addresses price restrictions, homebuyer or tenant qualifications, phasing of construction, monitoring of affordability, duration of affordability, and any other applicable topics of the affordable housing units shall be recorded with King County Department of Records and Elections. This agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant. The City may agree, at its sole discretion, to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property, consistent with any applicable provision of the Redmond Community Development Guide in effect at the time of the issuance of the development permit(s)

## **DEFINITIONS**

### **Affordable Housing Unit**

Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed eighty percent of Median Income, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses (Housing expenses for ownership housing includes mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing includes rent and appropriate utility allowance.)

### **Low Cost – Affordable Housing Unit**

Housing reserved for occupancy by eligible households and affordable to households whose annual income does not exceed fifty percent of Median Income, adjusted for household size, and no more than thirty percent of the monthly household income is paid for monthly housing expenses (Housing expenses for ownership housing includes mortgage and mortgage insurance, property taxes, property insurance, and homeowners dues. Housing expenses for rental housing includes rent and appropriate utility allowance.)

### **Median Income**

The median income for the Seattle MSA as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended or if programs under said Section 8(f)(3) are terminated, median income determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median income figures for the Seattle MSA or King County, the City may use any other method for determining the King County median income, adjusted for household size.

## High Capacity Transit Corridor Preservation

- 10 Purpose
- 20 Applicability
- 30 Transit-Related Setbacks

### 10 Purpose.

The purpose of this chapter is to:

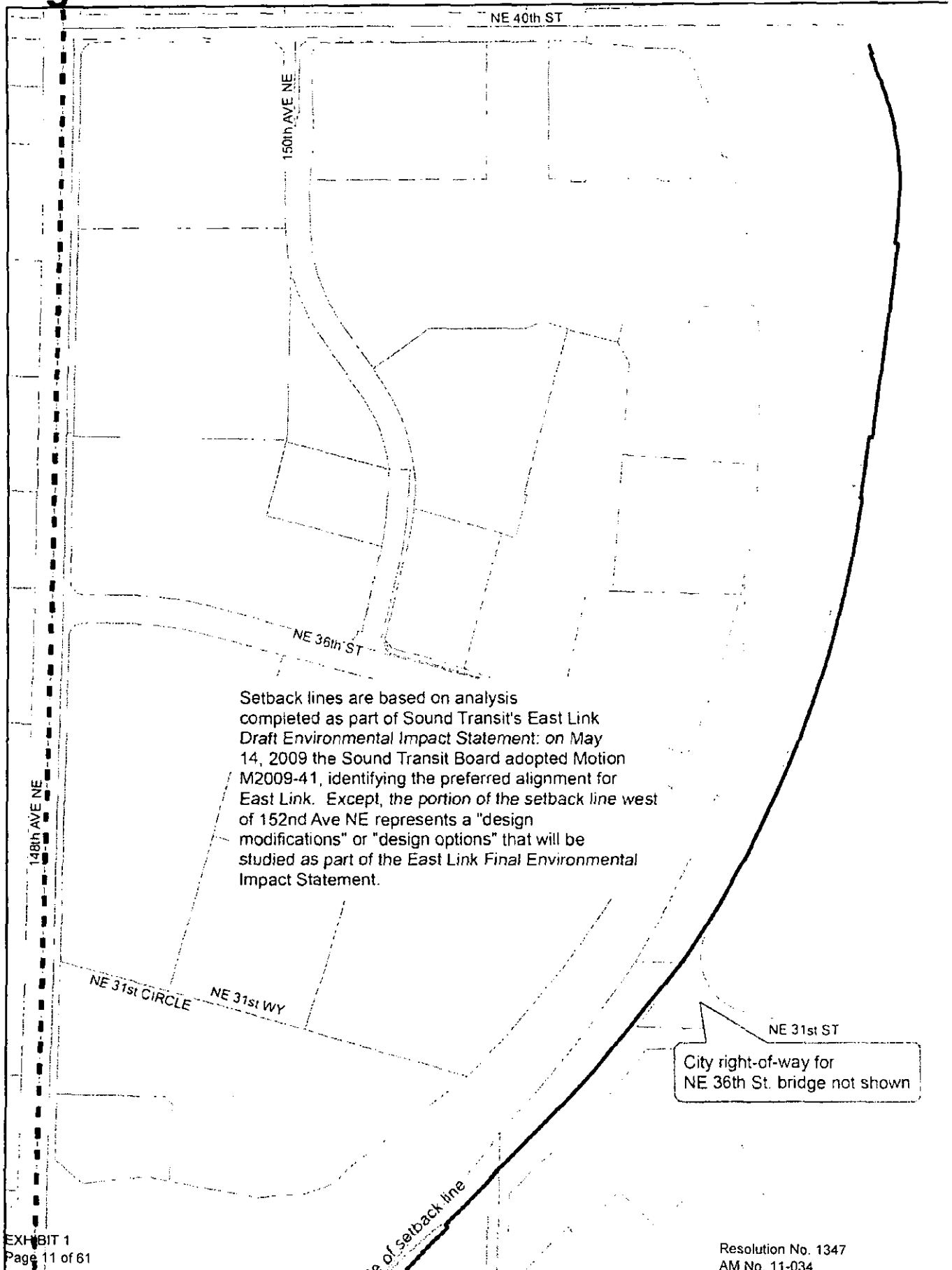
- (1) Support the extension of light rail to Overlake, Southeast Redmond, and Downtown Redmond as part of Sound Transit's East Link Light Rail project or its successor;
- (2) Prevent encroachment of structures into a future transit corridor; and
- (3) Improve transportation mobility and support land use and transportation strategies in the Comprehensive Plan and Transportation Master Plan.

### 20 Applicability.

#### 20-010 Applicability.

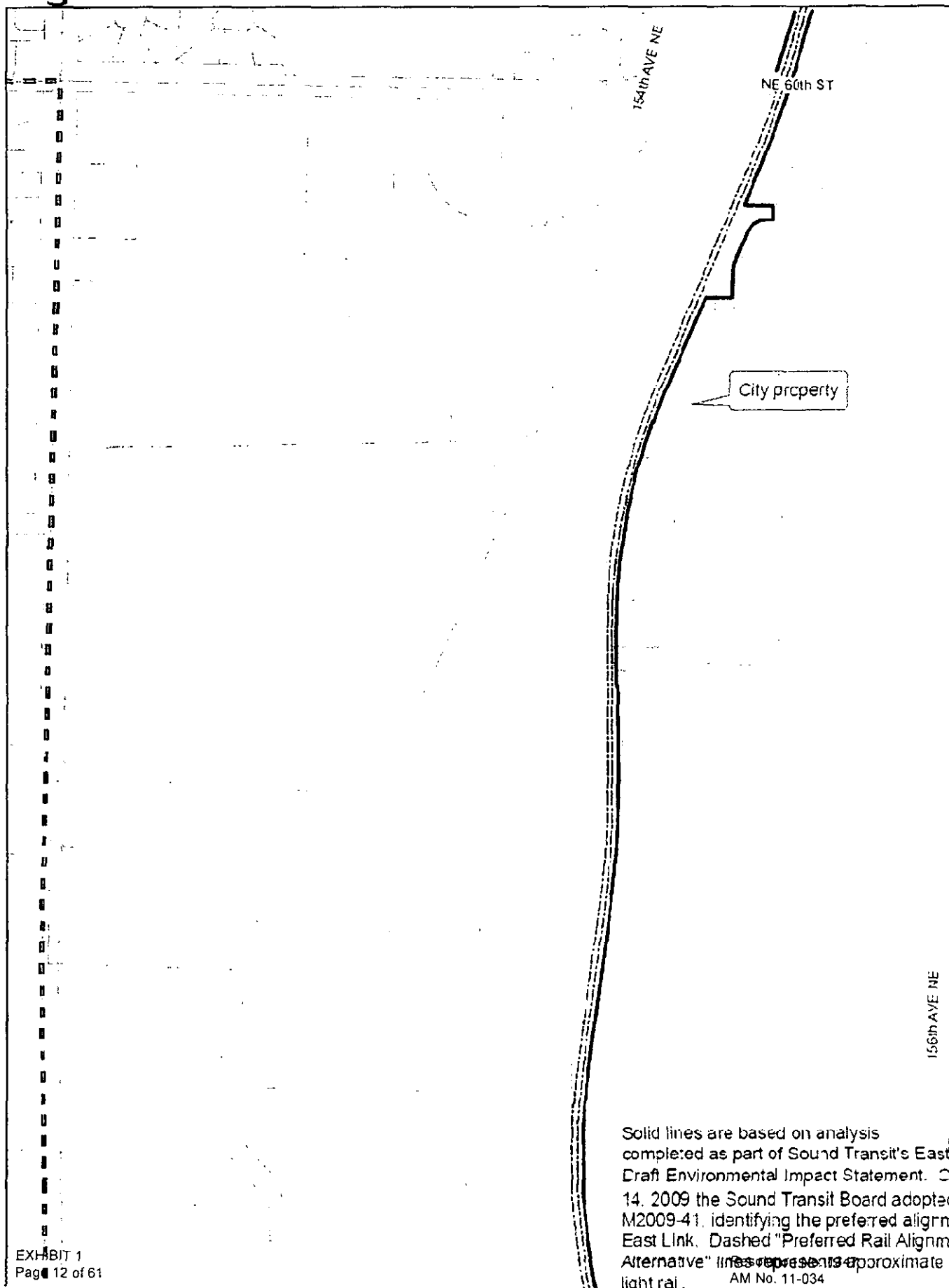
- (1) This chapter applies to all properties crossed by or entirely behind transit-related setback lines shown in the High Capacity Transit Corridor Preservation Map Book or its successor, adopted by this reference and on file in the Development Services Center. Figures 1 through 3 of this section show the setback areas for general reference only.
- (2) In the event that the setback areas shown in the Map Book change, this chapter shall apply to properties through which the setback area traverses provided that the application of setbacks is substantiated by Sound Transit engineering analysis demonstrating that the application supports the purpose of this chapter.
- (3) If, at the end of the East Link Final Environmental Impact Statement process, the Sound Transit Board selects an alignment other than that represented by the transit-related setbacks in the High Capacity Transit Corridor Preservation Map Book, then the portions of the transit-related setbacks identified in that Book that are inconsistent with the Board-selected alignment shall no longer apply.

# Figure 1





# Figure 2





### **30 Transit-Related Setbacks.**

#### **30-010 Transit-Related Setbacks.**

- (1) No new structure may be built, or any existing structure expanded, between the property line and the transit-related setback line shown in the High Capacity Transit Corridor Preservation Map Book. These regulations do not apply to patios, outdoor seating and other easily removable structures.
- (2) The City shall not require transit-related setbacks where permitted structures exist and are proposed to be retained.
- (3) These regulations do not apply when their strict application would deny all reasonable economic use of private property. See (Administration & Procedures) for Reasonable Use decision criteria.
- (4) The Technical Committee may expand, reduce, or waive the required setback in order to meet the purpose of this chapter, or to account for site-specific conditions. Expansions shall be substantiated by Sound Transit engineering analysis demonstrating that the expansion supports the purpose of this chapter.
- (5) Where setback regulations in this chapter conflict with setback regulations in other chapters, the most restrictive shall apply.

## Historic and Archeological Resources

### 10-010 Purpose.

### 10-020 Scope and Authority.

### 10-030 Redmond Heritage Historic Register.

### 10-040 Historic Landmark Designation.

### 10-050 Certificate of Appropriateness.

### 10-060 Effect of Historic Landmark Designation by Other Governments.

### 10-070 Archeological Sites

### 10-010 Purpose.

*This chapter is established for the following purposes:*

- (1) To fulfill the goals of the Growth Management Act by preserving lands, sites, and structures that have historical or archeological significance.
- (2) To preserve, maintain, and enhance sites, buildings, objects, and structures that serve as visible reminders of Redmond's social, architectural, geographic, ethnic, cultural, engineering, and economic history in a manner consistent with the National Park Service's Secretary of Interior's Standards for Treatment of Historic Properties.
- (3) To protect Redmond's unique community identity and character.
- (4) To ensure the feasibility of economic use and continued utilization of historic buildings.
- (5) To contribute to the economic vitality of the Downtown by encouraging maintenance and rehabilitation of existing properties of historic significance.
- (6) To provide guidance for land use decisions affecting historic properties and properties with archeological significance.
- (7) To provide guidance for historic landmark designation.

## **10-020 Scope and Authority.**

This chapter applies to:

- (1) Designated historic landmarks;
- (2) Properties that are eligible for historic landmark designation; and,
- (3) Archeological sites.

## **10-030 Redmond Heritage Resource Register.**

- (1) The City of Redmond shall maintain a list of historic landmarks called the Redmond Heritage Resource Register.
- (2) Once a site, property, or geographic area is designated as a historic landmark, any alteration, addition, relocation, or demolition shall comply with 20D.57.50, Certificate of Appropriateness.
- (3) Properties adjacent to a historic landmark shall comply with RCDG \_\_\_\_\_ Context Design Standards.

## **10-040 Historic Landmark Designation**

- (1) Purpose. The purpose of this section is to provide for the nomination and removal of property from the Redmond Heritage Resource Register.
- (2) Scope. This section applies to any property with potential for listing or properties on the current Redmond Heritage Resource Register that have either suffered a substantial loss of their significant features or have been destroyed in compliance with the King County Interlocal Agreement for historic preservation.
- (3) Nomination Procedure. The City of Redmond, any person, group, owner, or member of the Landmark and Heritage Commission may nominate a structure, object, or site to be a historic landmark. Except for properties listed in the RCDG Appendix 20D-7 "Redmond Heritage Resource Register" as key historic landmarks, the owner must sign the application for nomination. The applicant shall file an application for designation as a historic landmark with the Administrator. The application submittal requirements and the procedure to be followed are set forth in King County Code Chapter 20.62, as the same now exists or as hereafter amended.

- (4) Historic landmark designation criteria are set forth in King County Code Chapter 20.62, as the same now exists or as hereafter amended.
- (5) Procedure for Removal of Historic Landmark Designation. Any site, structure, or geographic area may be removed from designation if it has either suffered a substantial loss of significant features or has been destroyed. Removal of designation shall follow the procedures established in King County Code Chapter 20.62.
- (6) Criteria for Removal of Historic Landmark Designation.
  - (a) The significant features of the landmark have suffered irreparable loss due to circumstances other than neglect such that the landmark no longer complies with the designation criteria in Section 10-040(4), Historic Landmark Designation Criteria; or
  - (b) The landmark was destroyed by accident or natural disaster; or
  - (c) The owner of the landmark obtains a Certificate of Appropriateness for demolition due to reasons of economic impact, and subsequently demolishes the structure.
- (7) Waiver or Modification of Codes Allowed.
  - (a) Once a structure is designated a historic landmark, the following authorities or their successors may waive the code that falls under their authority where enforcement of the code is not technically feasible or would threaten or destroy the historic significance of the structure. The designated authority shall decide the code that may be waived and the extent of the waiver.
    - (i) The Building Official may waive a building code adopted in RMC Title 15 to the extent allowed by RCW 19.27.120 and the provisions of the International Building Code regarding historic buildings, as adopted by the City.
    - (ii) The Fire Marshal may waive a fire code adopted in RMC Title 15 to the extent allowed by RCW 19.27.120 and the International Building Code regarding historic buildings, as adopted by the City.
    - (iii) The Administrator may waive the development standards in RCDG Titles 20C and 20D.
  - (b) The owner of a historic landmark or a person authorized by the owner must apply for a code waiver in writing. The application shall include any

information required by the authorities listed in subsections (a)(i) through (iii) of this section.

- (c) The designated authority shall either rely on the historic landmark designation report as it relates to the waiver being requested or shall rely on the expertise of a King County historic preservation officer, or other person similarly trained in historic preservation.
- (8) **Transfer of Development Rights.** Properties designated as historic landmarks except for public parks or cemeteries shall be eligible for transfer of development rights provided for in Chapter 20D.200 RCDG, Transfer and Purchase of Development Rights (TDR) Program.
- (9) **Care Standards.** Properties designated as historic landmarks shall use the care standards provided for in Appendix 20D-6.

**10-050 Certificate of Appropriateness.**

- (1) **Purpose.** The purpose of a Certificate of Appropriateness is to ensure against the loss of a designated historic landmark of historic significance. Further, it ensures that prior to consideration of a demolition that alternatives have been explored and that mitigation, if appropriate, is required.
- (2) **Scope.**
  - (a) Unless exempted by subsection (3) of this section, Exceptions, a Certificate of Appropriateness shall be required prior to any of the following taking place: any alteration that would affect a significant feature of a designated historic landmark, any addition to a designated historic landmark, moving a designated historic landmark, or demolition of a designated historic landmark.
  - (b) Where a recognized religious group owns a site or structure and uses that site or structure for worship or religious education, the decision on a Certificate of Appropriateness shall be advisory.
- (3) **Exceptions.** A Certificate of Appropriateness shall not be required for the following:
  - (a) Ordinary repairs and maintenance to designated historic landmarks that do not alter the appearance of a significant feature as defined under KC Chapter 20.62 and do not use substitute materials. Ordinary repair shall include painting to match the original color or a color consistent with the integrity of the historic landmark and applied in a manner that protects significant features.

- (b) Emergency repair work necessary to prevent destruction or dilapidation to real property or parts of a structure that are immediately threatened or damaged by fire, flood, earthquake, or other disaster.
  - (c) Excavations of graves in a cemetery.
  - (d) Interior improvements or alterations made in order to accommodate the needs of a tenant or different use that:
    - (i) Do not affect a significant feature;
    - (ii) Do not alter or obscure from view a significant feature;
    - (iii) During the course of construction, remove, catalog, and restore the original feature in the original location; and
    - (iv) Do not use substitute materials.
- (4) Procedure. The following procedures shall be established for the actions listed in subsection (2). The level of review shall depend upon the action requested. The levels have been established based on the potential of the action to affect the historic landmark.
- (a) Level I Certificate of Appropriateness shall apply to restorations and repairs that utilize identical materials except repair exempted by subsection (3), Exceptions, for new or replacement signs, and for minor utility system changes. Level I Certificate of Appropriateness shall follow the procedures established in Section \_\_\_\_ of the Zoning Code for a Type I permit process
  - (b) Level II Certificate of Appropriateness shall apply to additions, for replacement of historic materials with alternate materials, or for painting or covering historic materials or surfaces except painting exempted by subsection (3), Exceptions. Should the Landmark and Heritage Commission and the applicant agree in writing to a proposal for this work, a certificate may be issued following a Type II permit process. If such an agreement cannot be reached, a hearing shall be held under a Type III permit process.
  - (c) Level III Certificate of Appropriateness shall apply to demolitions, in whole or in part, or for filling, grading, or excavation on or to an archeological site, paving or building in or over an archeological site, or moving a structure (See Section 10-070 Archeological Sites). Level III Certificate of Appropriateness shall follow the procedures established in Section \_\_\_\_ of the Zoning Code for a Type III permit process.



- (d) Evaluation of Economic Impact for Demolitions. At the time of application, the property owner, or a person authorized by the owner, may request consideration of evidence pertaining to the economic impact on the owner of a denial or a partial denial of a Certificate of Appropriateness. The application submitted shall include documentation as set by the Administrator. In no case shall a certificate be denied, in whole or in part, when it is established that the denial or partial denial will deprive the owner of a reasonable economic use of the landmark given the following:
  - (i) There is no viable and reasonable alternative that would have less impact on the features of significance; and
  - (ii) Moving the resource has been evaluated as an alternative; and
  - (iii) That the economic analysis showed that the use of all available incentives would not change the economic impact to the owner.
- (5) Decision Criteria. The Administrator or the Landmark and Heritage Commission shall use the Secretary of the Interior's Standards for the Treatment of Historic Properties together with generally accepted preservation practices as guidance in making decisions concerning a Certificate of Appropriateness.

#### **10-060 Effect of Historic Landmark Designation by Other Governments.**

- (1) Sites, properties, or geographic areas listed on the following registers shall be deemed to be City of Redmond historic landmarks:
  - (a) United States National Register of Historic Places.
  - (b) The King County Landmarks Register.
  - (c) The Washington Heritage Register.
- (2) Timing.
  - (a) A site, structure, or geographic area within the City of Redmond shall become a historic landmark on the date it is listed on any of the historic registers in subsection (1) of this section.
  - (b) Upon the date of annexation to Redmond of any property listed on the historic registers in subsection (1) of this section, that property shall be listed on the Redmond Heritage Resource Register.
- (3) Effect. The sites, properties, or geographic areas listed as described in subsection (1) of this section shall be treated the same as any other property listed through

the local process as a historic landmark. A site, structure, or geographic area shall remain a Redmond historic landmark unless removed by the process in RCDG 20F.40.85-050, Procedure for Removal of Historic Landmark Designation. (Ord. 2164)

#### **10-070 Archeological Sites.**

- (1) Purpose. The purpose of this section is to:
  - (a) Provide for the investigation of known archeological sites in order to identify recommended excavation and preservation techniques, appropriate mitigation or other appropriate treatment, and further needs for evaluation
  - (b) Records, maps, or other information identifying the location of archaeological sites are exempt from disclosure under this chapter in order to avoid the looting or depredation of such sites in accordance with RCW 42.56.300.
- (2) Scope.
  - (a) This section applies to any person proposing to do any of the following on known archeological sites, and all sites that have a high probability of containing archeological artifacts:
    - (i) Filling, grading, compacting, blasting, boring, tunneling, or any form of earthwork or disturbance; or
    - (ii) Excavating or mining; or
    - (iii) Excavation of artifacts; or
    - (iv) Paving or otherwise covering of the earth surface with such materials as concrete; or
    - (v) Planting or farming; or
    - (vi) Erecting a structure; or
    - (vii) Any other activity that may harm or disturb an archeological site.
  - (b) This section also applies to persons who discover sites during the course of other development or land use activity.
- (3) Procedures, Known Archeological Sites or High Probability Archeological Sites.

- (a) If the Administrator has or is presented with reliable and credible information that the site is a known archeological site or that it has a high probability of containing archeological artifacts, no land use actions or activities as described in subsection (2) of this section, Scope, shall occur unless approval is granted under this section.
- (b) The Administrator shall set forth the submittal requirements necessary for an application for Review of Impacts to Archeological sites. The application shall be processed concurrently with any other required permit or approval.
- (c) The applicant shall have a qualified archeologist, as approved by the Administrator, prepare a site study to determine the effect that any proposed action may have on the archeological site and recommend necessary treatment and mitigation measures.
- (d) The investigation and written report by the approved archeologist shall include information about the probable significance of the site, the probable effect of the land use action or activity on the integrity of the site, and a set of recommendations for any necessary treatment or mitigation measures. This investigation and report shall include but not be limited to the following:
  - (i) The boundaries of the archeological site. If the boundaries of the archeological site are found to be outside the areas of the proposed project activities (e.g., in critical areas proposed for buffers) the investigation and report shall be deemed complete with this information together with information in subsections (A) through (D) of this subsection.
    - (A) A description of the archeological features and of the depth and characteristics of any artifacts unearthed during the course of investigation.
    - (B) The impacts that the proposed construction or use are likely to have on the site.
    - (C) Recommendations for measures to interpret and protect the site as appropriate to standard archeological practice.
    - (D) If based on the analysis construction is conditionally recommended, a description of any areas to be monitored during construction.

- (e) The Administrator shall make a determination based on the investigation whether the work can proceed, and, if so, under what conditions.
  - (f) If the living relatives or related cultural groups are known or discovered during the course of investigation they shall be notified within 15 days of the time of application or within 15 days of the time that the Administrator is notified of the discovery.
  - (g) Final Decision. Decisions under this section shall be made by the Administrator.
- (4) Procedures, Incidental Discovery of Archeological Sites. If archeological artifacts or evidence is unearthed or exposed in the course of a project, the find shall be reported immediately to the Administrator. The project shall be halted and a qualified archeologist shall be called in to investigate and recommend preservation, further evaluation, excavation and appropriate mitigation or other appropriate treatment of the site following the procedures in subsection (3) of this section, Procedures, Known Archeological Sites or High Probability Archeological Sites.

**20D.130**  
**Parking Standards**

**20D.130.10 Vehicle Parking.**

005 Purpose

007 Scope

20D.130.10-010 Administration.

20D.130.10-020 Required Off-Street Parking.

20D.130.10-030 Design Requirements for Parking Facilities.

20D.130.10-040 General Parking Requirements.

20D.130.10-050 Parking and Storage of Recreational, Utility and Commercial Vehicles in Residential Neighborhoods.

20D.130.10-055 Repealed.

20D.130.10-060 Repealed.

**20D.130.20 Bicycle Parking**

20D.130.20-010 Purpose

20D.130.20-020 Short Term Parking Requirements

20D.130.20-030 Long Term Parking Requirements

20D.130.20-040 Bicycle Parking Requirements

20D.130.20-050 Bicycle Commuter Shower Requirements

20D.130.20-060 Bicycle parking at Bus Stops

**20D.130.30 Electric Vehicle Charging Stations**

20D.130.30-010 Electric Vehicle Charging Station

20D.130.30-020 Electric Vehicle Charging Station Space

**20D.130.10 Vehicle Parking.**

**20D.130.10-005 Purpose.**

The purpose of the parking standards is to:

- (1) Ensure that parking facilities are properly designed and located in order to meet the parking needs created by specific uses;
- (2) Promote efficiency and safety in the design and location of parking facilities; and
- (3) Protect surrounding land uses from adverse impacts commonly associated with parking facilities.

**20D.120.10-007 Scope.**

The regulations adopted in this chapter apply to all parking facilities located within the City.

**20D.130.10-010 Administration.**

In the administration of this section, the following rules shall be used:

(1) **Nonconforming Parking.**

- (a) A development that met the parking requirements in effect at the time it was approved but that does not have sufficient parking spaces to meet the current requirements of this chapter, may continue to operate with the parking deficiency as long as no enlargement or land use change is made that would require additional parking spaces;
- (b) When a development with nonconforming parking is enlarged so as to require additional parking spaces, the requirements of this chapter shall apply only to the enlargement;
- (c) When a preexisting building with nonconforming parking is remodeled or rehabilitated but not enlarged, the existing use of the building may continue without providing additional parking. In the event that the land use is changed or increased by an addition of building square footage, the minimum level of parking required, including bicycle parking required by this chapter, consistent with the new or increased land use affected by the change must be provided, or an approved Transportation Management Program, as provided in 20D.210.15 Transportation Management Program must be implemented for the site that effectively reduces parking demand
- (d) When additional uses are placed on the same lot with the nonconforming parking or an enlarged lot of which the lot with nonconforming parking is a part, the requirements of this chapter shall apply only to the additional use;
- (e) When a use in a development with nonconforming parking is terminated, the area vacated shall not be occupied by a use requiring more parking spaces than the terminated use, unless the required additional parking spaces are provided.

(2) **Separate Parking Facilities.** A parking facility that is required for one establishment shall not be considered as part of the parking facility required for any other enterprise, except for cooperative parking as provided in RCDG 20D.130.10-040, General Parking Requirements.

(3) **Site Plan Review Required.** All proposed parking facilities are subject to the Site Plan Review Process of RCDG 20F.20.20, Site Plan Review.

- (4) Car sharing parking. In all zones except R1 through R8, required parking spaces may be occupied by car sharing vehicles.

**20D.130.10-020 Required Off-Street Parking.**

- (1) The minimum required and maximum permitted number of off-street parking spaces for each land use is noted in the Parking Ratio Column of each zone. Where calculations of parking requirements result in fractional amounts they shall be rounded up if 0.5 or over.
- (2) The Administrator may approve alternative minimum parking requirements for specific uses on specific development sites where the land use permit applicant demonstrates, through a parking study prepared by a qualified expert, that the alternative requirement will provide sufficient parking to serve the specific use without adversely impacting other uses and streets in the vicinity. The Administrator may require the recording of a covenant or other instrument restricting the use of the property to the specific use for which the alternative minimum parking requirement was approved. Where a parking study does not demonstrate that available parking stalls will adequately serve the proposed use, reductions below the minimum requirement may be approved if a Transportation Management Program that effectively reduces parking demand as provided in 20D.210.15 is approved and recorded with the property.

The Technical Committee may require alternative parking programs if there is a need to reduce overall parking to alleviate significant adverse environmental impacts.

- (3) Required parking may be provided off-site within 600 feet of the site, unless otherwise approved by the Administrator, when secured by an easement.

**20D.130.10-030 Design Requirements for Parking Facilities.**

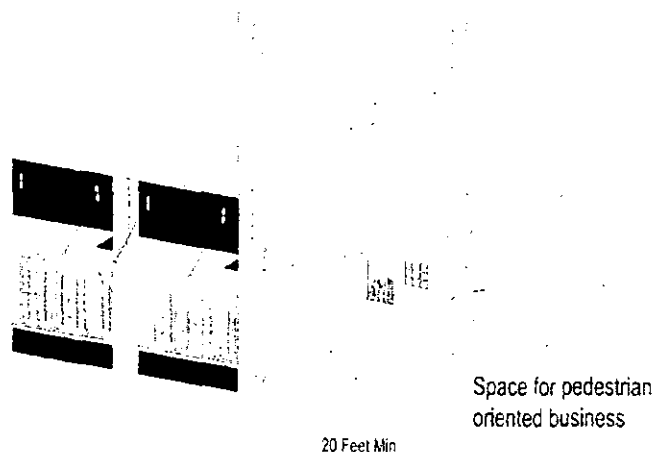
- (1) Parking space and aisle dimensions for parking facilities shall meet the standards set forth in the table entitled "Minimum Parking Spaces and Aisle Dimensions." The Technical Committee may approve alternate designs not meeting these standards when a qualified Transportation Engineer demonstrates that the alternate design proposal meets more current and accepted standards such as ITE and/or ULI parking dimensional standards.

- (2) Surface of Parking Facilities. Parking facilities for commercial and industrial establishments shall be paved. Parking facilities for other uses may be surfaced with gravel or other materials if the Technical Committee determines that adequate provision has been made for drainage and water quality and that adjacent property will not be adversely impacted.

- (3) Markings for Parking Spaces and Traffic Flow. Parking facilities shall have a permanent means of showing entrances and exits, traffic direction and parking spaces, except where the Administrator finds that compliance with such requirements is unnecessary or impractical because of the nature or configuration of the facility or adjacent streets.
- (4) Vehicle Circulation Between Adjoining Property Required. Parking lots shall be designed to provide for off-street vehicle circulation to adjoining property and parking areas where physically feasible, except that driveways and parking aisles may not cross interior pedestrian walkways within 75 feet of a street front in the Downtown; see RCDG 20C.40.105, Downtown Pedestrian System. The Technical Committee may modify the minimum separation between a vehicular crossing and the street through the Land Use Permit Review Process when consistent with public safety.
- (5) Driveway Location and Design. Standards for driveways are found in RCDG Appendix 20D-3, Construction Specification and Design Standards for Streets and Access.
- (6) Backing Into Streets Generally Prohibited. Parking facilities shall be designed so exiting vehicles are not required to back into streets, except for residential uses of less than four dwellings per lot on local access streets.
- (7) Wheel Stops in Parking Facility. The Technical Committee may require wheel or bumper stops to prevent vehicles from overhanging walkways, property lines or other limits of a parking facility and to prevent damage to landscaping.
- (8) Off-Street Loading Space. Parking facilities for service vehicles shall be designed to avoid encroaching on other parking areas or public streets while loading vehicles are parked or maneuvering to park.
- (9) Walkways Required. Clearly identify walkways, separated from traffic lanes and vehicle overhangs, shall be provided from parking areas to the entrances of establishments.
- (10) Pedestrian Access from Parking to Downtown Pedestrian System. Convenient, marked pedestrian access shall be provided from parking areas to interior and street front pedestrian walkways, and the Sammamish River Trail where appropriate, as determined by the Technical Committee.
- (11) Landscaping Required. Landscaping requirements for parking facilities are in RCDG 20D.80.10, Landscaping and Natural Screening.
- (12) Sight Screening Required. Sight screening requirements for parking facilities are in RCDG 20D.80.10, Landscaping and Natural Screening.



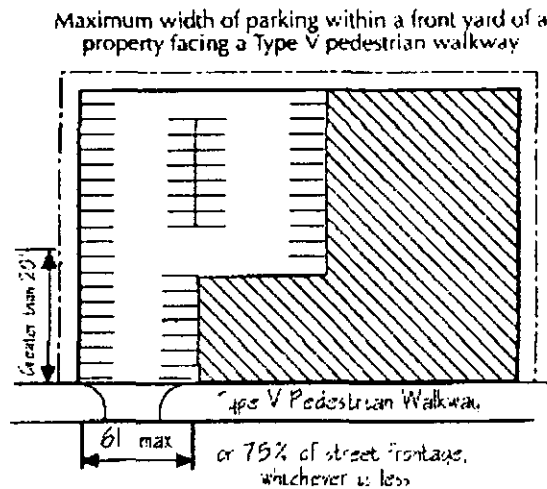
- (13) Retail facilities with over 250 parking stalls shall require a minimum of one standard size stall clearly marked in yellow on pavement "EMERGENCY PARKING ONLY." The location of the parking stall shall be as close as possible to major entries. Large retail facilities may require one stall per entry at the discretion of the Technical Committee.
- (14) Design requirements for disabled parking stalls are contained in "An Illustrated Handbook for Barrier Free Design, Washington State Rules and Regulations." A current edition is kept on file with the Building Official.
- (15) Tandem parking may be used to meet the parking requirements for residential uses. Each pair of tandem parking stalls shall only be for one dwelling unit. A tandem pair of parking stalls shall have no more than one compact parking stall.
- (16) Mechanical, stacked, parking may be used to meet minimum parking requirements when included within a garage, or completely screened by a screening method reviewed and approved by the Design Review Board.
- (17) Parking Area Location and Design Criteria in the Downtown Neighborhood. Parking areas within the Downtown neighborhood shall meet the following criteria regarding the Downtown Pedestrian System, RCDG ##:
- (a) General. On Type I and II pedestrian walkways per the Downtown Pedestrian System Map, RCDG ##, parking lots shall not be located between the street and the building. Parking lots and ground floor parking garages shall be separated from streets by building areas at least 20 feet deep (excluding vehicle access points) which are developed as, and made available for, pedestrian-oriented businesses. See figure below.



**Providing space for pedestrian-oriented business along parking garage frontage facing pedestrian-oriented streets**

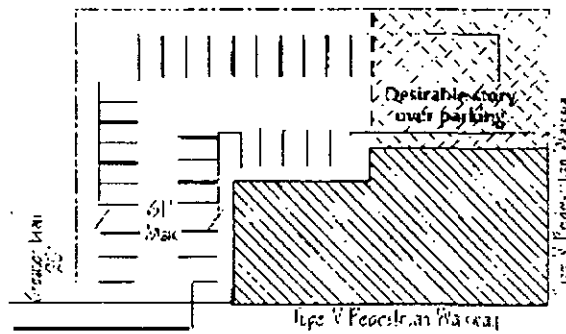
- (b) **Surface Parking Lots on One Type I and II Pedestrian Walkways.** If the subject property abuts a Type I or II pedestrian walkway, the maximum width of the parking lot parallel to and within 20 feet of the Type I or II pedestrian walkway may not exceed the lesser of 61 feet or 75 percent of the lot frontage. See Figure below Except, public and quasi-public parking lots may occupy 100 percent of the lot frontage, excluding perimeter landscaping.

Figure 20D.130.10-030(15)(b)



- (c) **Surface Parking Lots on Two Type I and II Pedestrian Walkways.** If the subject property abuts two or more Type I or II pedestrian walkways, the following regulations apply:
- (i) Parking lots may be within 20 feet of only one of the Type I or II pedestrian walkways. Variations meeting the intent may be approved by the Design Review Board through site plan review. (See Figure 20D.130.10-030(15)(c).) Except public and quasi-public parking lots may be within 20 feet of two or more pedestrian walkways as determined by the Design Review Board.

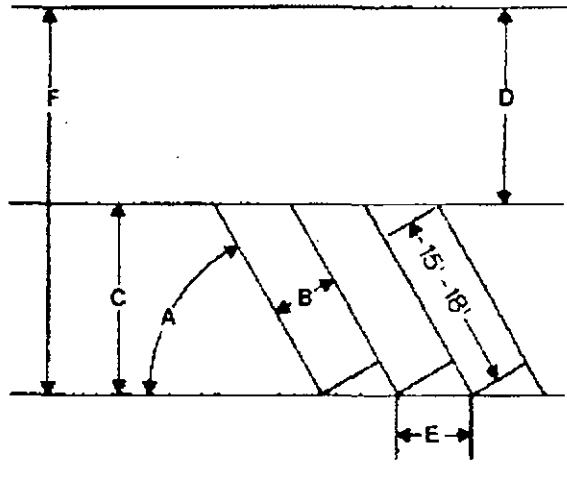
Figure 20D.130.10-030(15)(c)



- (ii) The maximum width of the parking lot within 20 feet of a Type I or II pedestrian walkway may not exceed the lesser of 61 feet or 75 percent of the site frontage, if possible. Except, public and quasi-public parking lots may occupy 100 percent of the lot frontage, excluding perimeter landscaping.
- (d) Surface Parking Lots on Streets with Other Than Type I or II Pedestrian Walkways. Surface parking lots on streets with other than Type I or II pedestrian walkways may occupy no more than 45 percent of the lot width, up to a maximum of 130 feet. Except, public and quasi-public parking lots may occupy 100 percent of the lot frontage, excluding perimeter landscaping.

# MINIMUM PARKING SPACE AND AISLE DIMENSIONS

A	B	C	D	E	F
Parking Angle	Stall Width	Row Width	Aisle Width	Curb Length	Bay Width
Parallel	8.00	8.00	12.00	23.00	20.00
30	8.50	16.50	11.00	17.00	27.50
	9.00	16.50	11.00	18.00	27.50
	9.50	17.50	11.00	19.00	28.50
	10.00	17.50	11.00	20.00	28.50
45	8.50	18.50	13.50	12.00	32.00
	9.00	19.00	13.00	12.50	32.00
	9.50	19.50	13.00	13.50	32.50
	10.00	19.50	13.00	14.00	32.50
60	8.50	20.00	18.50	9.50	38.50
	9.00	20.50	18.00	10.50	38.50
	9.50	20.50	17.50	11.00	38.00
	10.00	20.50	17.00	11.50	37.50
70	8.50	20.00	19.50	9.00	39.50
	9.00	20.50	19.00	9.50	39.50
	9.50	20.50	18.50	10.00	39.00
	10.00	21.00	18.00	10.50	39.00
80	8.50	19.50	24.50	8.50	43.50
	9.00	19.50	24.00	9.00	43.50
	9.50	19.50	23.50	9.50	43.00
	10.00	19.50	23.00	10.00	42.50
90	8.50	18.00	25.50	8.50	43.50
	9.00	18.00	25.00	9.00	43.00
	9.50	18.00	24.50	9.50	42.50
	10.00	18.00	24.00	10.00	42.00



Notes:  
(Dimensions are in feet.)

When parking lots may have substantial traffic by trucks or other large vehicles, the Code Administrator may establish larger minimum dimensions.

At least 50% of the spaces must be a minimum of 18 feet long, 2 feet of which may overhang the curb.

Up to 50% of the spaces may be 15 feet long, 1 foot of which may overhang the curb, and designated for compact cars. Widths may be reduced 1 foot.

Aisle turns must be at least 14 feet in width.

Requirements for accessible parking spaces are contained in Chapter 15.08 RMC, Building Code.



#### **20D.130.10-040 General Parking Requirements.**

- (1) **Cooperative Parking Facilities.** Cooperative parking facilities may be provided subject to the approval of the Technical Committee where two or more land uses can be joined or coordinated to achieve efficiency of vehicular and pedestrian circulation, economy of space, and a superior grouping of buildings or uses. When cooperative parking facilities can be provided, the Technical Committee may reduce the on-site parking requirements based on any of the following criteria:

- (a) Peak demand occurs at distinctly different times.
- (b) The minimum required parking for a multi-tenant facility shall be based upon the minimum amount necessary to satisfy the highest average daily peak demand generated by the uses at a single time period. In no case shall the minimum required parking for a multi-tenant facility be less than 60 percent of the total required for all uses in the facility.
- (c) The continuation of the cooperative facility shall be assured by a sufficient legal document, such as a covenant or reciprocal easement agreement, or by participation in a local improvement district or parking cooperative or association.
- (d) Shared parking associated with multi-tenant retail and commercial facilities will be considered to be a cooperative parking facility. Lease agreements will satisfy the requirement for a sufficient legal document.

- (2) **In-Lieu Parking Fees – Fund Created – Comprehensive Parking Plan.** An in-lieu parking fee may be submitted to the City for each required parking space which is not provided on-site. The in-lieu parking fee shall be determined annually by the Technical Committee based on current land and construction costs.

There is hereby created a special City fund into which in-lieu fees shall be deposited to be used only for the construction of public parking facilities. Priorities for construction of parking facilities shall be identified in a comprehensive parking plan and capital improvements program approved by the City Council. The plan shall take into consideration the amount of available on-street parking within an area, the need for concentration of public facilities to prevent proliferation of private parking lots alternating with buildings, the visual and traffic impacts of parking facilities, and the degree to which the parking facilities will encourage pedestrian circulation.

- (3) **Parking in Building Setback Areas.** In all residential zones, parking other than bicycle parking and parking in driveways, is not permitted in front setback areas. In all other zones, parking is permitted in all setback areas subject to the requirements of the district and the following subsection (5) of this section, **Parking Restricted in Shoreline Areas.**

- (4) **Parking Restricted in Shoreline Areas.** Parking facilities are prohibited in the waterfront building setbacks established in RCDG 20C.60.25, Site Requirements. (Ord. 2302; Ord. 2217; Ord. 1756. Formerly 20C.20.150 (20))

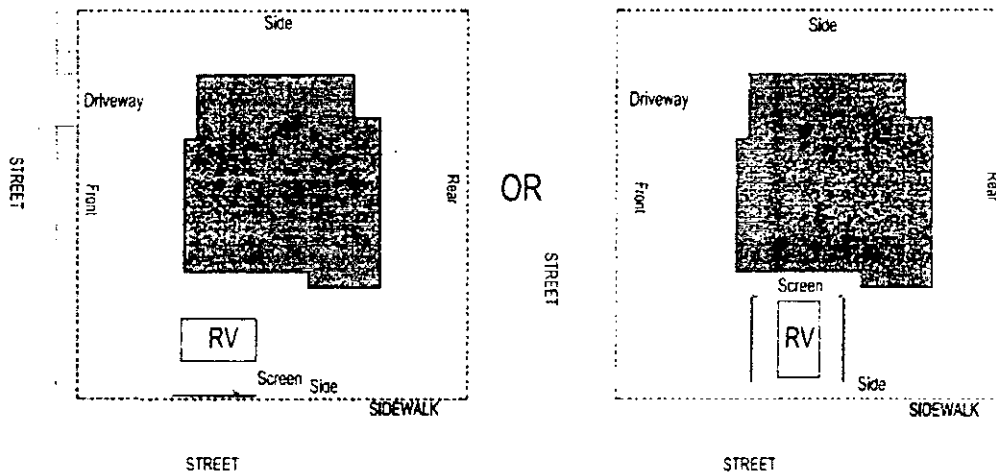
**20D.130.10-050 Parking and Storage of Recreational, Utility and Commercial Vehicles and Vessels in Residential Neighborhoods.**

- (1) **Purpose.** The intent of this section is to define permitted locations for the parking of recreational, utility and commercial vehicles and vessels within residential areas of the City such that neighborhood quality and character are maintained.
- (2) **Exemptions.** Pickup or light trucks, 10,000 pounds gross weight or less, with or without a mounted camper unit, and that are primarily used by the property owner for transportation purposes, are exempt from this section.
- (3) **Recreational and Utility Vehicles – Requirements.**
- (a) **General Requirements.** Recreational and utility vehicles may be parked in any area which is either residentially zoned or used for residential purposes, including Downtown, provided the following conditions are met:
- (i) Recreational and utility vehicles shall not intrude into a right-of-way or access easement or obstruct sight visibility from adjacent driveways, rights-of-way or access easements.
  - (ii) Recreational and utility vehicles shall be operable and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.
  - (iii) Recreational vehicles equipped with liquefied petroleum gas containers shall meet the standards of the Interstate Commerce Commission. Valves or gas containers shall be closed when the vehicle is stored, and, in the event of leakage, immediate corrective action must be taken.
  - (iv) Recreational and utility vehicles shall not be parked in a waterfront building setback, on slopes greater than 15 percent, in designated open spaces or recreational areas, in sensitive areas, in sensitive area buffers, or in floodways.
  - (v) Recreational vehicles may be occupied on a temporary basis not to exceed 30 days within one calendar year.
  - (vi) Unless the International Building Code or International Fire Code dictate otherwise, there shall be no minimum building separation for recreational and utility vehicles.

(vii) Screening Requirements.

(A) When not parked on a driveway per subsection (3)(b)(iii) below, recreational and utility vehicles shall be screened as follows:

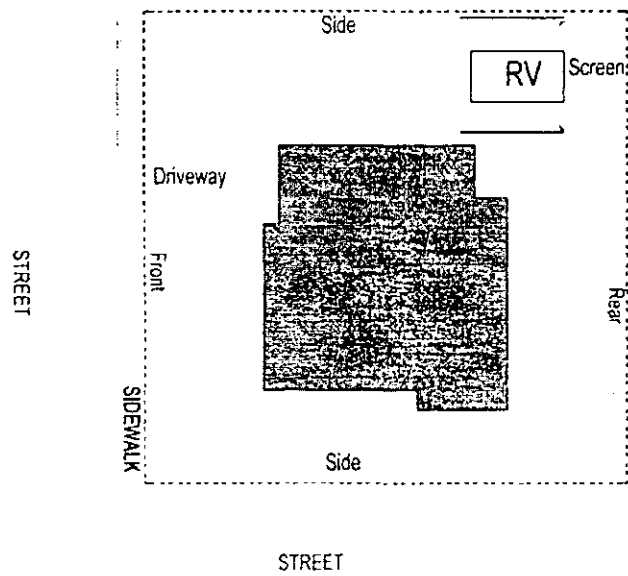
- (1) When parked in the street-side side yard setback of a corner lot as shown in Example A below, the length of recreational and utility vehicles shall be screened from public view;



Example A

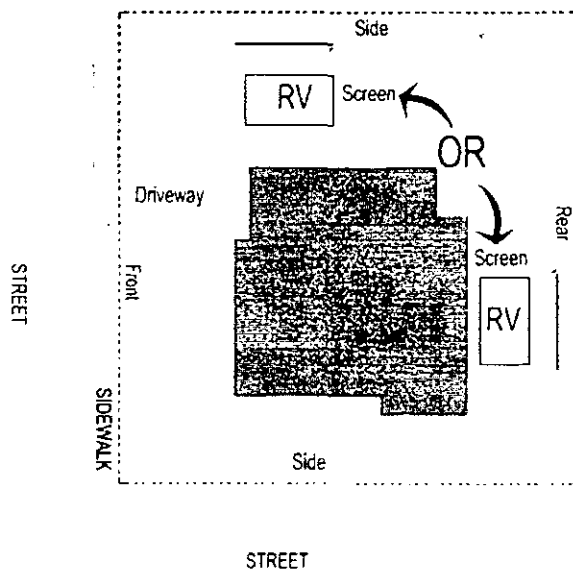
- (2) When parked in the rear yard setback of a corner lot as shown in Example B below, the length of recreational and utility vehicles shall be screened from public view; and





Example B

- (3) When parked in the interior side yard or rear yard setback of any lot as shown in Example C below, no additional screening is required as the building provides screening of the length of the vehicle from public view.



Example C

(4) Only one recreational or utility vehicle is allowed to be parked on a premises if parked and screened as shown in the examples above. However, more than one recreational or utility vehicle may be parked on the premises if the additional vehicles are completely screened from public view.

(B) Screening shall be adequate to provide a solid barrier six feet in height. It may include Type 1 landscaping, fences, walls, earth berms, or any combination thereof.

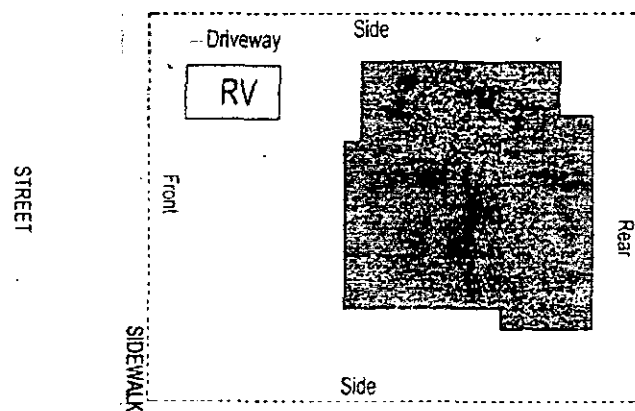
(C) Other screening may be required at the discretion of the Code Administrator.

(b) Permitted Parking Locations. A vehicle may be located in the following areas listed in order of priority, provided the general requirements of subsection (3)(a) of this section are met:

(i) Within a vented garage or carport;

(ii) In a side or rear yard;

(iii) Within a front yard on a driveway only, parked perpendicular to the front street. See example below.



STREET

No screening required.

(iv) In other locations if determined by the Code Administrator to be less obtrusive than the above locations. Screening the recreational vehicle with landscaping, fencing or a combination of the two may be required to meet this standard;

- (v) If none of the above locations are feasible, the recreational/utility vehicle must be stored off-site.

- (4) Truck Tractors and Trailers, Large Commercial Vehicles and Vessels. Parking commercial vehicles and vessels over 10,000 pounds gross weight is prohibited in all residential zones except for school buses normally associated with transporting students to and from a school or religious facilities and parked on school or religious facility property.

## **20D.130.20 Bicycle Parking Requirements and Standards**

### **20D.130.20-010 Purpose**

The purpose of this division is to:

- (1) Promote bicycling as an important and integral mode of transportation which enables healthy lifestyles, is affordable, and reduces greenhouse gas emissions;
- (2) Provide requirements and standards efficient and safe bicycle parking meeting the parking needs of specific uses; and
- (3) Provide the necessary bicycle parking facilities for a bicycle friendly community.

### **20D.130.20-020 Short Term Parking Requirements**

- 1) Intent. Short term bicycle parking should be simple to find from the street with easy access to nearby stores, offices, and/or housing.
- 2) Short term bicycle parking shall be outside in an open, highly visible area, with easy access and within 100 feet to a main building entrance.
- 3) Short term bicycle parking shall follow the guidelines for bicycle racks set forth in the Bicycle Parking Chapter of the Bicycle Facilities Design Manual: Guidelines for the City Of Redmond, except when the Zoning Code provides a more stringent standard.
  - a) Bicycle racks shall enable a U-lock to lock both the frame of the bicycle and bicycle tire to the bicycle rack.
  - b) Bicycle racks shall support the frame of the bicycle in at least two places.
- 4) Bicycle parking shall not encroach upon the five-foot pedestrian clear zone.

- 5) Bicycle parking shall be secured with tamper-proof screws or be cast in place upon concrete. The concrete shall extend far enough in both directions from the bicycle parking for an entire bicycle to rest upon. See the Bicycle Parking Chapter of the Bicycle Facilities Design Manual: Guidelines for the City Of Redmond for specific details.

#### **20D.130.20-030 Long Term Parking Requirements**

- 1) Intent. Long term bicycle parking is intended to allow building users such as employees or residents to park their bicycles throughout the day at office buildings, or overnight at residential buildings.
- 2) Long term bicycle parking shall be located on-site for residential uses. Commercial, Industrial, and Institutional Uses shall provide long term bicycle parking within 750 feet of the site. This may be provided by a third party for commercial sites.
- 3) Long term bicycle parking shall provide security at least one of the following ways:
  - a) in a locked room or area enclosed by a fence with a locked gate;
  - b) in bicycle lockers per the Bicycle Parking Chapter of the Bicycle Facilities Design Manual: Guidelines for the City Of Redmond;
  - c) within view or within 100 feet of an attendant or security guard;
  - d) in an highly visible area that is monitored by a security camera; or
  - e) if approved by the Public Works Director, in a location that is clearly visible from employee work areas.
- 4) Long term bicycle parking for residential uses shall not be considered to meet any bicycle parking requirements if inside a dwelling unit.
- 5) When ten or more bicycle parking spaces are required, at least fifty 50 percent must be covered.
- 6) Long term bicycle parking shall follow the guidelines set forth in the Bicycle Parking Chapter of the Bicycle Facilities Design Manual: Guidelines for the City Of Redmond, except when the Zoning Code provides a more stringent standard.
  - a) Bicycle racks shall enable a U-lock to lock both the frame of the bicycle and bicycle tire to the bicycle rack.
  - b) Bicycle racks shall support the frame of the bicycle in at least two places.

**20D.130.20-040 Bicycle Parking Requirements**

The following table, Bicycle Parking Requirements, shall determine the minimum number of long term and short term bicycle parking spaces to be provided per use.

Bicycle Parking Requirements		
Use	Long-Term	Short-Term
<b>Residential Uses</b>		
Multi-family structures	1 per unit	1 per 20 units
Congregate residences	1 per 20 units	None
<b>Commercial Uses</b>		
General sales and services	1 per 12,000 s.f. gfa	1 per 2,000 s.f. gfa
Eating and drinking establishments	1 per 12,000 s.f.gfa	1 per 2,000 s.f.gfa
Hotels, Motels and other accommodation services	1 per 20 rental rooms	2 per business
Entertainment	1 per 12,000 s.f. gfa	1 per 40 seats and 1 per 1,000 s.f. gfa of non-seat area
Offices and research and development laboratories	1 per 4,000 s.f. gfa	1 per 40,000 s.f. gfa
Commercial parking	1 per 20 auto spaces	None
Commercial outdoor recreation	1 per 20 auto spaces	None
<b>Industrial Uses</b>		

Manufacturing and production	1 per 15,000 s.f. gfa	None
Warehouse and freight movement	1 per 40,000 s.f. gfa	None
<b>Institutions</b>		
Institutions not listed below	1 per 4,000 s.f. gfa	1 per 40,000 s.f. gfa
Child care /daycare	1 per 4,000 s.f. gfa	1 per 20,000 s.f. gfa
Schools – grades 1 to 5	1 per classroom	None
Schools – grades 6 to 12	2 per class room	None
Colleges and vocational schools	A quantity equal to ten (10) percent of the maximum students present at the peak hour plus five (5) percent of employees.	None
Medical centers	1 per 12,000 s.f. gfa	1 per 40,000 s.f. gfa
Religious facilities	1 per 12,000 s.f. gfa	1 per 40 seats or 1 per 1,000 s.f. of non-seat area
Cultural Arts / Entertainment	1 per 12,000 s.f. gfa	1 per 40 seats or 1 per 1,000 s.f. of non-seat area
<b>Transportation facilities</b>		
Transit center/station	At least 20	None
Park and ride facility	At least 20	None

**20D.130.20-050 Bicycle Commuter Shower Requirements**

Office buildings containing 50,000 square feet or more of gross floor area shall include shower facilities and clothing storage areas for bicycle commuters. One shower stall per gender shall be required for each 50,000 square feet of office use. Such facilities shall be for the use of the employees and occupants of the building and shall be located where they are easily accessible to parking facilities for bicycles.

**20D.130.20-060 Bicycle Parking at Transit Stops**

Short-term bicycle parking shall be provided at transit stops along multimodal corridors designated in the Transportation Master Plan whenever transit patrons are likely to arrive by bicycle and there is no safe and secure public bicycle parking available in reasonable proximity to the transit stop.

**20D.130.30 Electric Vehicle Charging Stations****20D.130.30-010 Electric vehicle charging station.**

- (1) An electric vehicle charging station equipped with Level 1 or Level 2 charging equipment is permitted outright in all zones as an accessory use to any principal use.
- (2) Electric vehicle charging stations are reserved for charging of electric vehicles only.
- (3) Electric vehicles may be parked in any space designated for public parking, subject to restrictions that would apply to any other vehicle that would park in that space.
- (4) No person shall park or stand any non-electric vehicle in a designated electric vehicle charging station space. Any non-electric vehicle is subject to fine or removal.
- (5) Appropriate signs and marking shall be placed in and around electric vehicle charging station spaces, indicating prominently thereon the parking regulations. Signage shall define time limits and hours of operation, as applicable, shall state that the parking space is reserved for charging electric vehicles, and that an electric vehicle may only park in the space for charging purposes. Violators are subject to fine and/or removal of their vehicle.

**20D.130.30-020 Electric Vehicle Charging Station Space.**

For all parking lots or garages except those that include restricted vehicle charging stations.

- (1) Number. No minimum number of charging spaces is required.

- (2) Minimum Parking Requirements. When provided, spaces shall be standard stall size. An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other provisions of code.
- (3) Location and Design Criteria. The provision of electric vehicle charging station space will vary based on the design and use of the primary parking lot. The following required and additional locational design criteria are provided in recognition of various parking lot layout options.
- (a) Where provided, parking for electric vehicle charging purposes is required to include the following:
- (i) Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced.
  - (ii) Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.
  - (iii) Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.
  - (iv) Lighting. Where charging equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.
- (b) Parking for electric vehicles should also consider the following:
- (i) Notification. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.
  - (ii) Signage. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).
- (c) Data Collection. To allow for maintenance and notification, the City requires the owners of any private new vehicle infrastructure station that will be publicly available to provide information on the station's geographic location, date of installation, equipment type and model, and owner contact information.



## **DEFINITIONS**

### **Car sharing vehicle**

A "car sharing vehicle" is a vehicle maintained and owned or leased by a car sharing organization and which is available for use by its members. A "car sharing vehicle" shall be no more than 18 feet in length and shall bear a decal or other mark that identifies the car sharing organization and is securely affixed to the exterior of the vehicle.

### **Bicycle parking**

Bicycle Parking: The space one bicycle takes up when locked to a bicycle rack. This includes both the space of the bicycle rack, and the bicycle attached to the rack.

### **Tandem Parking**

Tandem Parking: Tandem parking is two parking stalls that are arranged length wise, end-to-nose, where both parking stalls use the same drive-aisle to access the two spaces, not including parallel parking.

### **Battery Charging Station**

An electrical component assembly or cluster of equipment assemblies designed specifically to charge batteries within electric vehicles, which meets or exceeds any standards, codes and regulations set forth in Chapters 19.27 and 19.28 RCW and which is consistent with rules adopted under RCW 19.27.540 and RCW 19.28.281.

### **Battery Electric Vehicle (BEV)**

Any vehicle that operates exclusively on electrical energy from an off-board source that is stored in the vehicle's batteries, and produces zero tailpipe emissions or pollution when stationary or operating.

### **Battery Exchange Station**

A fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process, which meets or exceeds any standards, codes, and regulations set forth by Chapters 19.27 and 19.28 RCW and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

### **Electric Vehicle Charging Levels**

The standardized indicators of electric force, or voltage, at which an electric vehicle's battery is recharged. Levels 1, 2, and 3 are the most common EV charging levels and include the following specifications:

Level 1 is considered slow charging.

Level 2 is considered medium charging.

Level 3 is considered fast or rapid charging.

### **Electric Scooters and Motorcycles**

Any two wheel vehicle that operates exclusively on electric energy from an off-board source that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating.

### **Electric Vehicle (EV)**

Any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board. Electric Vehicles include battery electric vehicles and plug in hybrid electric vehicles.

### **Electric Vehicle Charging Station**

A public or private parking space located together with battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other storage device in an electric vehicle. A restricted electric vehicle charging station is privately or publicly owned with restricted access. A public electric vehicle charging station is privately or publicly owned and available to the public.

### **Electric Vehicle Infrastructure**

Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

### **Electric Vehicle Parking Space**

Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

### **Plug-In Hybrid Electric Vehicle (PHEV)**

An electric vehicle that 1) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; 2) charges its battery primarily by connecting to the grid or other off-board electric sources; 3) may additionally be able to

sustain battery charge using an on-board internal combustion driven generator; and 4) has the ability to travel powered entirely by electricity.

### **Rapid Charging Station**

An industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by Chapters 19.27 and 19.28 RCW and which is consistent with rules adopted under RCW 19.27.540 and 19.28.281.

## **20A.20.180**

### **Recreational and Utility Vehicles**

Travel trailers, boats, jet skis, wind surfing boards, folding tent trailers, motor homes, truck campers removed from a truck or pickup, horse trailers, boat trailers with or without boats, and utility trailers. This definition does not include pickup or light trucks, 10,000 pounds gross weight or less, with or without a mounted camper unit, which are primarily used by the property owner for transportation purposes.

## **20A.20.030**

### **Commercial Vehicle**

A motor vehicle or combination of motor vehicles used in commerce to transport passengers or property if the motor vehicle has a gross vehicle weight rating of 10,000 pounds or more; or is designed to transport sixteen or more passengers, including the driver; or is used in the transportation of hazardous materials; or is a school bus regardless of weight or size; or is a vehicle used in a business, including a home business or home occupation.

### **Commercial Vessel**

A vessel primarily used for commercial or charter fishing.

## Transfer of Development Rights (TDR) Program

### 10 Transfer of Development Rights Program.

- 10-010 Purpose.
- 10-015 Explanation of TDRs
- 10-020 Sending Area Properties.
- 10-030 Receiving Area Properties.
- 10-040 Calculating Development Rights.
- 10-050 Use of Development Rights.
- 10-060 Affordable Housing Bonus.

### 20 Transfer of Development Rights Procedures.

- 20-010 Certificate of Transferable Development Rights.
- 20-020 Transferring Development Rights, Easements and Deeds.
- 20-030 Partial Sale or Use of Development Rights.

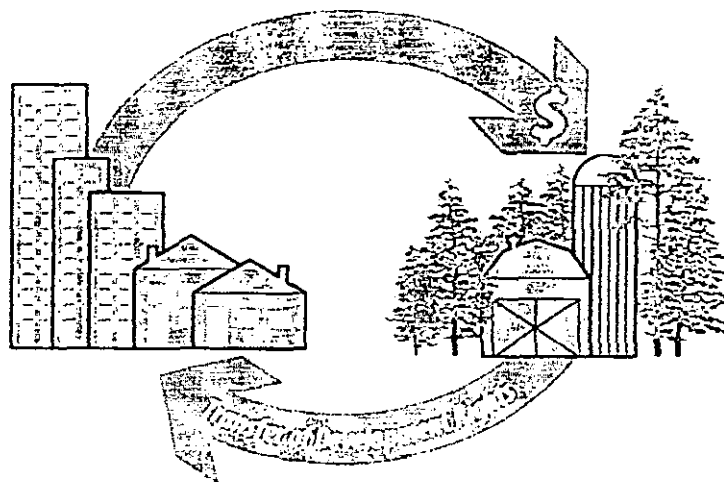
### 10 Transfer of Development Rights Program.

#### 10-010 Purpose.

The purpose of Redmond's Transfer of Development Rights (TDR) Program is to advance Comprehensive Plan goals and policies that address the protection of environmentally critical areas, historic resources (including archeological resources), open spaces, and the ability to provide affordable housing, by transferring the right to develop on the land needing protection to land more suitable for urban development.

#### 10-015 Explanation of TDRs

The following graphic illustrates the general concept of a TDR program:



Graphic created by King County  
Department of Natural Resources and Parks

# 10-020 Sending Area Properties.

(1) Land is eligible if it complies with all of the criteria for at least one of the eligibility categories as described in Table 1 and with all of the criteria in paragraph (2) following the table.

Table 1

Eligibility category	Eligibility criteria
Urban Recreation	<ol style="list-style-type: none"> <li>1. Located in the UR zone; and,</li> <li>2. Wholly undeveloped or in agricultural or recreational use</li> </ol>
Historic	<ol style="list-style-type: none"> <li>1. Listed on the Redmond Historic Resource Register; or</li> <li>2. <i>Otherwise eligible under Chapter 20D.57 RCDG, Historic and Archeological Resources</i>; and,</li> <li>3. The significant historic features shall not have been previously preserved in whole and in perpetuity by a facade easement, a preservation easement, or through any agreement with any governmental agency or nonprofit organization other than this TDR program.</li> </ol>
Environmentally Critical Area	<ol style="list-style-type: none"> <li>1. Located in one or more of the following areas: <ol style="list-style-type: none"> <li>a. Species Protection Area;</li> <li>b. Category I or Category II wetland or wetland buffer</li> <li>c. Class I or Class II stream or stream buffer</li> <li>d. Landslide hazard area or buffer</li> <li>e. Contiguous forest community characterized by a qualified arborist or ecologist as: <ol style="list-style-type: none"> <li>i. Having three layers of vegetation – canopy, subcanopy/shrub, and herb – dominated by native species; and</li> <li>ii. Having at least 20 percent of canopy trees estimated to be at least 50 years of age; and</li> <li>iii. Measuring at least one acre; and,</li> </ol> </li> </ol> </li> <li>2. Wholly undeveloped, or partially undeveloped or vacant, where the Administrator determines that eligible environmentally critical areas listed in (1) above could be maintained without compromising the ecological functions and values of those critical areas.</li> </ol>
Affordable Housing	<ol style="list-style-type: none"> <li>1. Complies with 10-060, Affordable Housing Bonus</li> </ol>

(2) The following criteria must also be met:

- (a) The land's development rights or development capacity shall not have been exhausted, sold, or transferred; or limited by easements, deed restrictions, equitable servitudes, or similar measures to any of the following:
  - (i) Agriculture, recreation, open space; or

- (ii) Preservation of environmentally critical areas and their buffers, as described in Table 1, through means including, but not limited to, a native growth protection easement or open space easement;
- (iii) Alteration by a preservation easement, or through any agreement by any governmental agency or nonprofit organization;
- (b) The land shall not have been granted a reasonable use exception under RCDG 20D.140.10-190, Reasonable Use Provision. Nothing in this chapter shall require that a reasonable use exception granted under the Reasonable Use Provision equal the economic value of the TDRs granted under this division.
- (c) The land shall not be part of any property the Comprehensive Plan designates for use as a collector, arterial street, or highway.

#### **10-030 Receiving Area Properties.**

Properties eligible to use development rights transferred from sending areas are those within the following zones: all Downtown zones, Overlake Village (OV); General Commercial (GC); Overlake Business and Advanced Technology (OBAT); Gateway Design District (GDD); Business Park (BP); Manufacturing Park (MP); and Industry (I).

#### **10-040 Calculating Development Rights.**

- (1) The following table assigns development rights multipliers for all eligible sending areas except historic landmarks.

Zone	Transferable Development Rights per Acre of Eligible Land
UR	1.1
RA-5	1.1
R-1	1.9
R-3	6.0
R-4	6.5
R-5	6.9
R-6	7.5
R-8	8.2
R-12	8.2
R-18	8.2
R-20	8.2
R-30	8.2
Downtown – all zones	13.8

NC	8.1
GC	7.6
OV	14
OBAT	14
GDD	9.5
BP	8.7
MP	5.7
I	5.7

- (2) Sending areas in the Residential Development and Conservation Overlay zone in the North Redmond neighborhood shall be granted TDRs based on the R-1 multiplier in the preceding table.
- (3) If a zone is not listed in the table in this section, the Administrator shall classify the zone in the table row that contains the zone most similar to it based on allowed development intensity and allowed uses.
- (4) Development Right Transfers for Historic Landmarks in a Commercial Zone. For the purpose of awarding TDRs, property with eligible historic sites shall be considered to be vacant, and development rights shall be calculated according to the table in subsection (1) of this section. For example, a property with a historic structure in a GC zone shall be awarded 7.6 TDRs per eligible acre of the property.

#### **10-050 Use of Development Rights.**

- (1) Each development right may be used as a right for any one of the following, subject to the limitations of this division and other zoning code chapters:
  - (a) To authorize an additional 8,712 square feet of gross floor area;
  - (b) To increase the maximum impervious surface or maximum lot coverage by 8,712 square feet, provided that the total increase does not exceed 10 percent of the allowed maximum square footage for the site;
  - (c) To increase the height of a structure, including above-ground structured parking, by one story across each 8,712-square-foot increment of gross floor area or parking floor plate. In no case shall total building height be greater than one story above the height allowed by the underlying zone; the height bonus shall not apply to structures within the shoreline jurisdiction or within the Downtown height limit overlay areas; or
  - (d) Adding up to five parking stalls, provided that the total number of parking stalls for the development, including all bonuses provided by this division, shall not exceed:
    - (i) Twenty-five percent above the maximum allowed by the underlying zone in the Downtown and Overlake Neighborhoods; or
    - (ii) Thirty percent above the maximum allowed by the underlying zone in all other neighborhoods.
    - (iii) Five stalls per 1,000 square feet of gross floor area.
    - (iv) This bonus shall not be combined with any other parking ratio bonus.

- (v) The bonuses in subsections (1)(e)(i) and (ii) of this section shall expire by July 31, 2012, provided that, no later than the beginning of August 2011, the City shall undertake a study to evaluate whether the bonuses should be modified. That study shall take into account at a minimum an analysis of transit service, commute trip reduction programs, and parking usage. The bonus for the Overlake Neighborhood may be amended earlier as a part of the Bellevue Redmond Overlake Transportation Study (BROTS) update.
- (2) A fraction of a development right shall be entitled to the corresponding fraction of any of the above.
- (3) A land use application using Transferred Development Rights shall contain a statement describing the amount of the development rights proposed to be used and how the development rights are proposed to be used.

**10-060 Affordable Housing Bonus.**

- (1) When zoning or site planning constraints prevent project proponents from building bonus market-rate units to which the proponents would otherwise be entitled under Chapter 20D.30 RCDG, Affordable Housing, the Administrator shall convert the number of bonus market-rate units not developed on the site into TDRs for use or sale.
- (2) The quantity of TDRs shall be equal to the number of bonus market-rate homes not developed on the project site due to zoning or site constraints.
- (3) When TDRs are granted for providing affordable housing in Downtown, each 8,712 square feet of credit shall be equal to one TDR.

**20 Transfer of Development Rights Procedures.**

**20-010 Certificate of Transferable Development Rights.**

- (1) The property owner must file an application with the City for issuance of a Certificate of Transferable Development Rights. The Administrator shall establish the submittal requirements necessary for application and any required application forms.
- (2) The Administrator will verify ownership and qualification of the property for the program, and will calculate the quantity of development rights based upon the use of the land at the time that the certificate is requested.
- (3) The Administrator will issue the owner Certificates of Transferrable Development Rights with an assigned serial number stating the quantity of development rights for that property and describing to what portion of the site the certificate shall apply.

**20-020 Transferring Development Rights, Easements and Deeds.**

- (1) Prior to the time that the property owner exercises the right to sell, transfer, or use such certificates, the following shall be approved by the Administrator and the City Attorney, and the owner shall execute and record in King County's real property records:
  - (a) A TDR conservation easement for environmentally critical areas; or
  - (b) A TDR conservation easement for properties zoned Urban Recreation; or



- (c) A TDR preservation easement for a historic resource.
- (2) The easement or deed restriction shall place the following restrictions on the property:
  - (a) Properties zoned Urban Recreation (UR) and not containing environmentally critical areas listed in RCDG 10-020(1)(c), Sending Area Properties, shall be restricted to agricultural or recreational uses.
  - (b) Properties containing environmentally critical areas listed in RCDG 10-020(1)(c) or forest communities described in RCDG 10-020(1)(d) shall be restricted to use as fish and wildlife habitat.
  - (c) Properties classified as historic landmarks or historic landmark districts shall be restricted so as to protect the significant historic features of the structure and site.
- (3) As a condition of receiving TDRs for properties containing environmentally critical areas, the owner shall visually delineate the TDR conservation easement area with natural or natural-looking materials and colors, such as by constructing a split rail or post and rail fence, or by placing informational signs at an appropriate interval.
- (4) If the owner is selling or transferring the rights, a deed, as approved by the Administrator, shall be executed by the selling party and recorded with the King County Records and Elections Division transferring ownership of those development rights being sold. The purpose of the deed is to confirm that a developer or investor has purchased the development rights. A copy of the recorded document shall be filed with the King County Assessor's Office and the Administrator. The deed shall include the recording number(s) of the TDR conservation easement, preservation easement, or TDR deed restriction for the rights being transferred, and a legal description of the land from which development rights are granted.
- (5) Secondary Transfers. A development right may be sold or transferred more than once. If a TDR owner in a receiving area, who has utilized the rights for a development, later elects to sell the development rights acquired, the improvements allowed through the use of TDRs must first be uninstalled in accordance with an approved restoration plan.

**20-030 Partial Sale or Use of Development Rights.**

- (1) The sending area property owner can sell all, none, or part of his/her granted development rights.
- (2) If the sale of development rights from the sending area property owner is less than the entire rights attributable to a parcel, the following additional regulations shall apply, except to those properties designated as historic landmarks:
  - (a) The owner must designate that portion of the lot involved in the proposed sale of development rights and the designated portion shall be legally described and must be shown on a map. The serial number assigned to the Certificate of Development Rights shall reflect only the portion of the property where development rights have been sold.
  - (b) When a portion of the total available development rights are sold from a lot or property, the future sale of additional development rights from that property shall occur so that the land from which the future rights are sold is contiguous, to the greatest extent possible, to the lands from which development rights were previously sold.

[Type text]

- (c) If the land subject to the TDR conservation easement is subdivided, within the limitations of the zoning, any new parcel created shall continue to be subject to the TDR conservation easement and shall comply with this division.
- (3) In the case of a historic landmark, the partial sale of development rights shall require the preservation easement to be executed in full.

## **Related Definitions**

### **Conservation Easement, TDR.**

A granting of a property right stipulating that lands within the transfer of development rights sending areas will be limited to the uses and intensities allowed by the transfer of development rights program to remain in a preserved state to facilitate only agriculture, recreational uses, or fish and wildlife habitats. The sending property owner is the grantor and the City of Redmond is the grantee.

### **Deed of Transfer of Development Rights.**

A document that conveys ownership of development rights that were originally attached to property covered by a TDR easement.

### **Receiving Areas.**

Properties eligible to receive transfer of development rights (TDR).

### **Sending Areas.**

Properties designated to transfer their development rights.

### **Transfer of Development Rights.**

The removal of the right to develop or build, expressed in dwelling units per acre or floor area, from property in one zoning district to property in another zoning district where such transfer is permitted.

### **Transferable Development Right.**

A right to develop or build that is severed from other property rights and can be redeemed in certain parts of Redmond in accordance with <chapter citation>

## **Transition Overlay Areas**

### **10 Purpose.**

### **20 Transition Overlay Areas.**

#### **20-010 Applicability.**

### **30 Use, Operations, and Development Standards in a Transition Overlay.**

**30-010** Use and Operations Standards and Limitations in a Transition Overlay.

**30-020** Site and Building Design Standards in a Transition Overlay.

**30-030** Signs in a Transition Overlay.

**30-040** Building Setbacks in a Transition Overlay.

**30-050** Maximum Height of Structures in a Transition Overlay.

**30-060** Landscaping and Buffers in a Transition Overlay.

### **10 Purpose.**

The purpose of this division is to:

- (1) Set performance standards and create transition areas as a means of implementing the policies of the Redmond Comprehensive Plan promoting land use compatibility;
- (2) Use of techniques such as citywide development and performance standards in order to minimize potential conflicts between abutting higher and lower intensity zones; and
- (3) Regulate site design, construction, uses, and site operations in transition areas within higher intensity zones in order to protect the character of abutting lower density zones.

### **20 Transition Overlay Areas.**

#### **20-010 Applicability.**

- (1) Transition Overlay regulations shall apply to those portions of "complying zones" within the Transition Overlay area, as designated in Table 20-010(5), Protected and Complying Zones.
- (2) The Administrator may waive some or all of the regulations of this division where a proposed development in a complying zone consists of uses and activities whose noise, glare, light trespass, outdoor storage, and other similar site and building impacts are equal to or less than what is allowed for development in the abutting protected zone. Where such a waiver is granted, the proposed development in the complying zone must:
  - (a) Comply with site requirements for the abutting protected zone as shown in the Allowed Uses and Basic Development Standards table in the zone chapter;
  - (b) Provide a site plan and perimeter landscaping plan that protects development in the abutting protected zone from adverse impacts resulting from the proposed development; and

(c) Restrict the uses and activities of the proposed development to those on which the waiver was based.

Notwithstanding the above, the City may impose select requirements of this division where it determines that doing so would mitigate adverse impacts resulting from the proposed development.

- (3) Transition Overlay development standards shall apply in addition to the development standards applicable in the underlying zone. Where there is a conflict between the standards, the most restrictive shall apply.
- (4) Property in complying zones rezoned to a protected zone on or after April 14, 2007, shall not be designated "protected," as designated in subsection (5) below, nor shall property in zones that would otherwise be designated "complying" as a result of that rezone be designated as such. Instead, the developer of the property rezoned to a complying zone shall have the responsibility of providing within the property's own boundaries protections that would otherwise be accorded to "protected" zones in this chapter. Those protections would buffer uses in protected zones from, and mitigate the impacts associated with, uses typical of complying zones, which may include, but are not limited to, various manufacturing, assembly, warehouse, entertainment, and other uses that operate both at day and at night, at noise levels consistent with existing regulations governing complying zones. The mitigation may be achieved through visual and audio screening, increased setbacks, building placement, open space, landscaping, architectural screening, berms, fences, topographical separation, or other methods that meet the intent of this provision as determined by the Administrator.
- (5) Protected and Complying Zones.

		Protected Zones (Protected by Transition Overlay Regulations)			
		UR, RA-5	R-1, R-3	R-4 – R-8, ORS <sup>1</sup>	R-12 – R-30, ORM <sup>2</sup>
Complying Zones (Required to Comply with Transition Overlay Regulations)	R-12, R-18	Δ	O	O	
	R-20, R-30, NC	Δ	♦	O	
	GC, BP, OBAT, MP, I	Δ	♦	♦	O
	GDD	Δ	♦	♦	Δ

♦ A 300-foot-wide Transition Overlay shall apply.

O A 150-foot-wide Transition Overlay shall apply.

Δ Where the Administrator determines that, because of potential adverse impacts resulting from allowed uses and intensities in the complying zone, the transition overlay regulations shall apply, the Administrator shall assign a Transition Overlay width up to 300 feet. The specific width of the Transition Overlay shall be the minimum width deemed necessary by the Administrator to be sufficient to protect development in the protected zone from the potential adverse impacts of the allowed uses and intensities in the complying zone.

<sup>1</sup> ORS (Outside Redmond Single-Family) refers to primarily single-family residential zones in neighboring jurisdictions that have an allowed density of eight or fewer housing units per gross acre.

<sup>2</sup> ORM (Outside Redmond Multi-Family) refers to primarily small lot single-family residential zones and primarily multi-family residential zones in neighboring jurisdictions that have an allowed density greater than eight units per gross acre.

- (6) Except as otherwise provided in this division, the Transition Overlay shall be located within the complying zone.
- (7) The Transition Overlay shall be measured at right angles along the boundary of the complying zone, except as described in subsection (8) of this section.
- (8) The Transition Overlay shall include the following areas within the protected zone:
  - (a) Street and railroad rights-of-way;
  - (b) The Sammamish River, parks or easements for park and open space uses owned by a public agency, and trail rights-of-way or corridors where a public agency owns or leases the right-of-way or corridor or has an easement or equitable servitude for the right-of-way or corridor.
  - (c) Native growth protection easements and easements or equitable servitudes with similar purposes.
  - (d) Undeveloped critical areas and their buffers where structure construction is generally prohibited through Chapter 20D.140 RCDG, Critical Areas, provided that the Technical Committee determines that the area is unlikely to ever be developed based on the nature and extent of the critical area.

### **30 Use, Operations, and Development Standards in a Transition Overlay.**

#### **30-010 Use and Operations Standards and Limitations in a Transition Overlay.**

- (1) Outdoor nonemergency maintenance and testing activities may only take place from 7:00 a.m. to 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 6:00 p.m. Saturday. No maintenance and testing activities may take place on legal holidays. Emergency maintenance activities may take place at any time and on any day.
- (2) All exterior work activities ordinarily allowed by the underlying zone shall be prohibited except for the following uses: restaurants, plant nurseries, entertainment and recreation uses that are commonly performed outside, sales of motor vehicle fuels, car washes, parking lots, outdoor markets, and sidewalk sales. This regulation does not apply in transition overlay areas in the Industry zone.
- (3) Except for in the Industry (I) zone, no exterior storage of goods or materials shall be allowed within the Transition Overlay. Exterior storage of construction materials and construction equipment during temporary construction activities is allowed.

#### **30-020 Site and Building Design Standards in a Transition Overlay.**

- (1) Site Design Standards.
  - (a) Uses shall be located on a site so as to minimize adverse impacts on protected zones.
  - (b) Streets, driveways, parking, parking structures, and other vehicle use areas shall be designed, located, constructed, and maintained to minimize the impacts on protected zones of noise, and direct and reflected light trespass. Joint use driveways shall be used where possible. Parking structures shall be designed and constructed to minimize light from cars and lighting within the structure spilling over or intruding into protected zones.
  - (c) New driveways, curb cuts, and streets shall be located, designed, and constructed to minimize cut-through traffic in protected zones. The Technical Committee may authorize an exception to this requirement when compliance would create an undue hardship on the applicant.
  - (d) Surface parking lots, loading and refuse collection areas shall be located away from bordering protected zones and screened from street level views. This screening shall be done by placing the areas behind buildings or by the use of berms, hedges, walls, or equivalent or better methods. The Technical Committee may authorize an exception to this requirement when compliance would create an undue hardship on the applicant.
  - (e) Loading and refuse collection areas shall not be located within a front setback or within the Overlay Business and Advanced Technology Zone Height and FAR Limit Overlay described in RCDG 20C.45.40-050(4).
  - (f) Nearby topography, vegetation, street patterns, parking configuration, building massing, and building and site design should be considered in order to result in a compatible fit between the proposed development and existing residential developments.

(2) **Building Design Standards.**

- (a) Building surfaces and design shall minimize light reflecting into protected zones and allowing light from inside the building to intrude into residential zones. Glass curtain walls, metallic wall or roof coverings, or similar materials shall not face residential zones.
- (b) Building facades visible from protected zones shall be stepped back or projected forward at intervals to provide a minimum of 40 percent facade modulation. The minimum depth of modulation shall be one foot and the minimum width shall be five feet.

**30-030 Signs in a Transition Overlay.**

- (1) Only freestanding and wall signs shall be permitted. Freestanding signs shall be affixed directly to the ground and be no higher than five feet from the finished grade.
- (2) Signs shall only be indirectly lighted.

**30-040 Building Setbacks in a Transition Overlay.**

- (1) The following table shows the required setback from property lines that border a protected zone or property lines adjacent to a street that borders a protected zone.

Height of Building or Portion of Building	Minimum setback in complying zones: R-12 – R-30, NC, GC, BP, MP, I, GDD
Up to 30 feet	20 feet
31 to 40 feet	25 feet
41 to 50 feet	30 feet
More than 51 feet	35 feet

- (a) This setback shall not apply to property lines bordering a multi-modal corridor as designated in the Transportation Master Plan, or an arterial street served by all-day or peak-hour transit service.
- (b) This setback shall not apply to property lines bordering the SR 520 right-of-way.

### 30-050 Maximum Height of Structures in a Transition Overlay.

- (1) Maximum Height of Structures (in feet) with and without Bonuses in a Transition Overlay.

		Maximum structure height in complying Zones (maximum height with bonuses shown in parenthesis)			
		R-12, R-18	R-20, R-30, I	BP	MP, GDD
Protected Zones	RA-5, R-1 – R-8, and ORS	40 (45)	40 (50)	35(45)	40 (45)
	R-12, R-18, NC, and ORM		50 (60)	45 (55)	

- (2) Maximum Height of Structures (in feet) with Bonuses in a Transition Overlay.
- (3) The maximum height of structures may be increased to the height shown in subsection (1) of this section if one or more of the following features are provided and if the potential adverse impacts of the height increase on properties in the protected zone are mitigated. In no case shall the maximum height of structures set in subsection (2) of this section be exceeded through this subsection.

Feature
At least one-quarter of the on-site parking is provided in underground parking structures.
At least one-quarter of the on-site parking is located in parking structure(s) outside the transition zone.
The building has a pitched roof.
No mechanical equipment is located on the roof.
The existing grade under the proposed building pad is at least 10 feet below the grade at the property lines of all properties in the protected zone that border the development site or are across the street from the development site.
A landscape buffer at least 100 feet wide is provided along at least one public street bordering a protected zone.
TDRs are used to increase building height.

- (4) The maximum height of structures set in subsections (1) and (2) of this section may be increased by the Design Review Board if all of the following conditions are met:
- (a) The modified building height does not exceed the maximum height, without bonuses, permitted by the underlying zone for properties outside the transition overlay.
  - (b) The proposal, with the height modification, will provide an equivalent or better transition to the protected properties as the maximum height of structures without bonuses in subsection (1) of this section.



### **30-060 Landscaping and Buffers in a Transition Overlay.**

- (1) Required Buffers.
  - (a) Landscape buffers at least 20 feet wide shall be provided in the following locations, unless otherwise provided in the Zoning Code:
    - (i) Along property lines that border a protected zone.
    - (ii) Along street frontages where any portion of the street bordering the development site borders an R-1 through R-8, ORS, or ORM zone.
    - (iii) Where the development site is zoned GC, MP, or I, along the street frontages where any portion of the street bordering the development site borders an R-1 through R-30, ORS or ORM zone.
- (2) In addition to the requirements of Chapter 20D.80 RCDG, the following planting requirements shall apply in all setbacks, open spaces, and buffers:
  - (a) All significant trees within 15 feet of the property line where a required transition overlay buffer or setback must be provided shall be retained unless the removal is necessary for streets, sidewalks, or utilities.
  - (b) Where a GC, MP, or I zone borders a residential zone on an interior property line, an evergreen hedge a minimum of three feet in height at the time it is planted and capable of achieving a continuous visual screen with a height of four feet within three years shall be planted or a combination of shrubs and a fence shall be added within the required planting area to achieve the effect of a hedge.
- (3) Except as otherwise provided in this section, no structures shall be placed in required buffers.
  - (a) Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails, or ground level features such as patios.
  - (b) Patios shall not be placed closer than 10 feet from the property line.
  - (c) No existing structure, except as noted in subsections (4)(a) and (b) of this section, shall be considered a legal nonconforming use, per Ordinance 2027.
- (4) Buffers may be counted towards required open space, required pervious surfaces and other requirements that they meet. Except for trails, any impervious surfaces within the buffer shall not be counted towards fulfilling open space requirements.

## **20D.240 Transit Supportive Development**

*This chapter is proposed to be deleted and the provisions of this chapter integrated into other chapters. See the code crosswalk for this chapter for proposed disposition of code sections.*

**Exhibit 2**  
**Development Standards 3**

## EXTERIOR LIGHTING STANDARDS

### 010 Purpose

The purpose of this chapter is to:

- (1) Regulate exterior lighting in order to avoid unsafe and unpleasant conditions as the result of poorly designed or installed exterior lighting;
- (2) Encourage energy efficient types of lighting and otherwise implement the light and energy conservation policies of the Comprehensive Plan;
- (3) Discourage excessive lighting in order to promote the City's dark sky policies; and
- (4) Protect properties and residents in the Residential zones from the ill effects associated with non-residential and multi-family exterior lighting.

### 020 Applicability

- (1) When exterior lighting installation is part of a new development proposal requiring Type II – VI review, the Technical Committee shall review and approve the lighting design as part of the permitting process.
- (2) When exterior lighting is part of a proposal for redevelopment or expansion of an existing development, the Technical Committee shall review and approve the lighting design as part of the permitting process when the redevelopment or expansion increases the gross floor area or valuation of the development by the levels established in RCDG 20F.10.50-090.
- (3) This chapter does not apply to individual dwelling units, with the exception of common areas, which are regulated. Examples of common areas include, but are not limited to, pathways, clubhouses, shared driveways, parking lots, and play areas.
- (4) This chapter does not apply to public rights-of-way, which are governed by the City's street light standards and criteria.
- (5) This chapter does not apply to lighting necessary for fire, police, and public works equipment and operations when responding to an emergency or when conducting operations where such lighting is reasonably required for the proper performance of public services.
- (6) The regulation of sign lighting is governed by Chapter 20D.160 RCDG.

- (7) Standards for properties in Transition Overlay Areas can be found in Chapter 20D.230 RCDG, Transition Overlay Areas.

**030 General Requirements.**

- (1) Site lighting trespass onto adjacent residential zones and shorelines shall be minimized.
- (2) Site lighting shall minimize light spill into the dark night sky.
- (3) Exterior lighting installations shall include timers, dimmers, sensors, or photo-cell controllers that turn the lights off during daylight hours or hours when lighting is not needed, to reduce overall energy consumption and eliminate unneeded lighting. The Technical Committee may grant exceptions to these requirements for lighting located under canopies, tunnels, parking garages and similar locations.
- (4) Exterior lighting installations shall be designed to avoid luminance levels that result in disability glare. Disability glare refers to the reduction or elimination of the ability to see areas or objects due to the presence of a bright light source within the field of vision.
- (5) Exterior lighting, except for overhead street lighting and warning, emergency, or traffic signals, shall be installed in such a manner that the light source will be sufficiently obscured to prevent glare on public streets and walkways or into any residential zone. The installation or erection of any lighting that may be confused with warning signals, emergency signals, or traffic signals shall be prohibited. (Ord. 2006)
- (6) Fixtures and lighting systems used for safety and security shall be in good working order and shall be maintained in a manner that serves the original design intent of the system.
- (7) Vegetation and landscaping shall be maintained in a manner that does not obstruct security lighting and minimizes possible entrapment spaces.
- (8) Lighting designs shall comply with the City of Redmond Energy Code, RMC 15.18, the City of Redmond Building Code, RMC 15.08, and the City of Redmond Electrical Code, RMC 15.12.

**040 Lighting Standards for Uses within 50 Feet of Residential Zones**

- (1) For exterior lighting installations and fixtures within 50 feet of Residential zones, the following requirements shall apply:
  - (a) The height of lighting fixtures shall be as provided in 120, Mounting and Illumination Standards Table.
  - (b) Lighting fixtures shall be aimed and shielded in a manner that shall not direct illumination on adjacent residential zones. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.

- (c) Additional landscaping may be required by the Technical Committee to provide light screening between commercial zones and residential zones where the same would diminish or prevent light trespass. Where landscaping is used for light screening, the Technical Committee shall take into consideration the applicable landscaping standards found elsewhere in these regulations, the design standards found elsewhere in these regulations, the creation of excessive shadows or dark spaces, and views into and out of a site.

#### **050 Open-Air Parking Lot Lighting**

- (1) Mounting heights for lighting fixtures and illumination standards for open-air parking lots are set forth in 120, Mounting and Illumination Standards Table.
- (2) Open-air parking lot lighting shall be designed to provide:
  - (a) Adequate vision, comfort, and safety.
  - (b) Uniform lighting throughout the facility with no dark patches or pockets.
  - (c) A minimum value of lighting necessary for the safety and identification of features.
- (3) Open-air parking lot lighting shall not cause direct illumination on adjacent and nearby properties or streets. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.
- (4) All lighting fixtures serving open-air parking lots, except as allowed in subsection (5) of this section, shall be full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
- (5) If the design of an area suggests the use of a particular "period" or architectural style fixture, the Technical Committee may permit alternatives or supplements to the lighting described above.
- (6) During periods of non-use, the lighting of parking facilities with Basic Security lighting should be turned off or reduced to conserve energy.
- (7) The Technical Committee may allow increases from Basic to Enhanced Security lighting levels (see 120, Mounting and Illumination Standards Table), when personal security is an issue, such as where the parking facility is used during all hours of the day and night, where special security needs exist, or where vandalism or crime is possible. The Technical Committee may consider specific site characteristics, level of vehicle and pedestrian conflict, special security needs, and history or likelihood of crimes in making its determination.

#### **060 Canopy Lighting and Lighting of Service Stations.**

- (1) Lighting of such areas shall not be used to attract attention to the business.
- (2) Lighting levels shall be as set forth in 120, Mounting and Illumination Standards Table.

- (3) In order to minimize the extent of direct glare, light fixtures shall be mounted in one of the following manners:
- (a) On canopies and recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to 85 degrees or less from vertical; or
  - (b) As indirect lighting where light is beamed upward and then reflected down from the underside of the canopy. When this method is used, light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.
- (4) Lights shall not be mounted on the top or sides (fascias) of the canopy. The sides (fascias) of the canopy shall not be illuminated in a manner other than that prescribed under the section of these regulations regulating signs.
- (5) *Illumination of areas around service station pump islands shall be as provided in 120, Mounting and Illumination Standards Table. At the discretion of the Technical Committee, increased lighting levels may be permitted for enhanced security purposes only.*

**070 Lighting of Outdoor Performance, Sport and Recreation Facilities and Playfields.**

- (1) Lighting levels for outdoor performance areas, sport and recreation facilities, and playfields shall not exceed by more than five percent the Illuminating Engineering Society of North America (IESNA) published standards for the proposed activity.
- (2) Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that no direct illumination is directed off the site.
- (3) The main lighting shall be turned off as soon as possible following the end of the event. The main lighting shall not remain on longer than 30 minutes following the end of the event. Where feasible, a low level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance and other closing activities. Illumination of the low lighting system shall be as provided in 120, Mounting and Illumination Standards Table.

**080 Security Lighting.**

- (1) Security Lighting should use the lowest possible illumination to effectively allow surveillance. Illumination standards are set forth in 120, Mounting and Illumination Standards Table.

- (2) All security lighting fixtures shall be full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
- (3) Security lighting shall be shielded and aimed so that illumination is directed to the designated areas.
- (4) Where a proposed security lighting application is not identified in 120, Mounting and Illumination Standards Table, the table shall be used as a guide for establishing the range of permissible light levels.
- (5) Where a guardhouse or other manned security enclosure is used to provide security at a site, all security lighting shall be dimmable to lower levels at night in order to allow visibility from the guardhouse or security enclosure.

**090 Architectural Accent Lighting.**

- (1) Fixtures used to accent architectural features, materials, colors, style of buildings, or art shall be located, aimed and shielded so that light is directed only on those features. The Technical Committee may allow exceptions to this provision if minimal light escapes into the dark night sky or onto adjacent properties.
- (2) Maximum illumination levels shall be as provided in 120, Mounting and Illumination Standards Table.
- (3) Flags of the United States or Washington State may be illuminated from below provided such lighting is focused primarily on the individual flag or flags.

**100 Lighting of Landscaping.**

Illumination of landscaping shall utilize diffused or muted lighting, and avoid glare.

**110 Temporary Lighting.**

- (1) Lighting used to illuminate temporary uses shall be reviewed, and if necessary conditioned, through the Temporary Use Permitting Process.
- (2) The Technical Committee may impose specific conditions for the lighting of temporary uses consistent with the purposes of this title.



**120 Mounting and Illumination Standards Table.**

Condition/Type of Lighting	Within 50 feet of residential zones	Open Air Parking Lot	Canopy Lighting and Lighting of Service Stations (applies to areas around service station pump islands)	Outdoor Performance, Sport and Recreation Facilities and Playfields (low level lighting system)	Architectural Accent Lighting	Large Open Areas
Maximum Mounting Height	15' above grade	15' if alternative to full cutoff fixture as defined by the Illuminating Engineering Society of North America (IESNA) or on top level of multilevel parking facilities 25' otherwise	N/A	N/A	N/A	N/A
Minimum Footcandles (fc) on Ground	N/A	Basic Security = 0.2 fc Enhanced Security = 0.5 fc	1.0 fc	N/A	N/A	N/A
Maximum Footcandles (fc) on Ground	N/A	Basic Security = 4.0 fc Enhanced Security = 7.5 fc	5.0 fc	N/A	N/A	N/A
Average Footcandles (fc) on Ground	N/A	N/A	N/A	3.0 fc	N/A	0.5 - 2.0 fc <sup>1</sup>
Maximum Uniformity Ratio	N/A	Basic Security = 20:1 Enhanced Security = 15:1	4:1	4:1	N/A	N/A
Minimum Footcandles at 5' above Ground	N/A	Basic Security = 0.1 fc Enhanced Security = 0.25 fc	N/A	N/A	N/A	N/A
Maximum Footcandles (fc) of any vertical surface in dark surroundings	N/A	N/A	N/A	N/A	3.0 fc	N/A
Maximum Footcandles (fc) of any vertical surface in light	N/A	N/A	N/A	N/A	5.0 fc	N/A

surroundings						
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Notes:

- 1 The greater the brightness of the surrounding area, the higher the illuminance required to balance the brightness.

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Exhibit 2B

**Limitations on External Effects of Uses (Performance Standards)**

*This chapter is proposed to be moved to the Redmond Municipal Code. See the staff report for discussion on this code section.*

## **20D.95 Limitations on External Effects of Uses (Performance Standards)\***

**\*User Guide – How to use this chapter:**

1. Identify what, if any, standards could not be met with normal construction and operational practices. If some cannot, determine what additional measures will be necessary to meet the standards.
2. Monitoring, while not required, is a good strategy to ensure that the standards are being met.
3. If standards are not met during operation, modify processes or structures to meet the requirements.

### **20D.95.10 Purpose.**

### **20D.95.20 Applicability.**

### **20D.95.30 Performance Standards.**

<u>20D.95.30-010</u>	Vibration.
<u>20D.95.30-020</u>	Glare and Heat.
<u>20D.95.30-030</u>	Smoke Emissions.
<u>20D.95.30-040</u>	Odor Emissions.
<u>20D.95.30-050</u>	Radioactivity.
<u>20D.95.30-060</u>	Electromagnetic Interference.
<u>20D.95.30-070</u>	Loading Operations.
<u>20D.95.30-080</u>	Hazardous Materials.

### **20D.95.10 Purpose.**

Certain land uses have the potential to adversely impact nearby uses. Such adverse impacts include vibration, heat, glare, air pollution, odor, radioactive emissions, or electromagnetic interference. *This chapter contains standards to prevent unacceptable adverse impacts on nearby uses. (Ord. 2006)*

### **20D.95.20 Applicability.**

All uses, activities, and structures shall comply with the requirements of this chapter. Uses, activities, or structures that do not comply with these standards shall be brought into conformance with them. With respect to the requirements of this chapter, *nonconforming use provisions shall not apply to uses, activities, or structures that do not comply with these requirements. (Ord. 2006)*

### **20D.95.30 Performance Standards.**

#### **20D.95.30-010 Vibration.**

Recurrently generated ground vibrations shall not be perceptible by a person of ordinary sensitivity, without instruments, at any point of any boundary line of the property on which a use or structure is located. Vibrations from temporary construction activities and

vehicles that leave the property (such as trucks, trains, airplanes and helicopters) are excluded. (Ord. 2006)

**20D.95.30-020 Glare and Heat.**

Any operation producing intense glare or heat shall be conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line. (Ord. 2006)

**20D.95.30-030 Smoke Emissions.**

(1) No air contaminant that is of such a shade or density as to obscure an observer's vision to a degree in excess of 20 percent opacity shall be emitted into the atmosphere from any source.

(2) Exceptions.

- (a) No air contaminant shall be emitted into the atmosphere from any pilot plant or experimental operation for a period or periods aggregating more than three minutes in any 60 consecutive minutes which is of such a shade or density as to obscure an observer's vision to a degree in excess of 40 percent opacity. This emission standard for pilot plants and experimental operations shall be in effect for a period not to exceed 180 operating days, cumulative total, from the date such operations commence; thereafter, the 20 percent opacity limitations provided in subsection (1) of this section shall apply to emissions from pilot plants and experimental operations.
- (b) Emissions from fireplaces used for noncommercial or recreational purposes shall be exempt from subsection (1) of this section.
- (c) Subsection (1) of this section shall not apply to emissions during the buildup of a new fire, cleaning of fires, soot blowing, start-up, any process modification or adjustment or occasional cleaning of control equipment, the shade or appearance of which is not darker than an equivalent opacity so as to obscure an observer's view to a degree not greater than 40 percent for a period or periods aggregating no more than three minutes in any one hour.
- (d) Subsection (1) of this section shall not apply to fugitive dust. (Ord. 2006)

**20D.95.30-040 Odor Emissions.**

- (1) This section shall only apply to uses established after December 24, 1998, or buildings constructed after December 24, 1998.
- (2) Recurrently generated offensive odors shall not be perceptible by a person of ordinary sensitivity, without instruments, at any point of any boundary line of the lot or lots on which the use or structure is located. Odors from temporary construction activities and vehicles that leave the lot (such as trucks, trains, airplanes and helicopters) are excluded. (Ord. 2006)

**20D.95.30-050 Radioactivity.**

The emission of radioactive material shall comply with the latest requirements of the State of Washington and U.S. Government pertaining to radiation control and radioactive materials. (Ord. 2006)

**20D.95.30-060 Electromagnetic Interference.**

Electric fields and magnetic fields shall not be created that adversely affect the public health, safety, and welfare including, but not limited to, interference with the normal operation of equipment or instruments or normal radio, telephone, or television reception from off the premises where the activity is conducted. This section does not apply to telecommunication facilities which are regulated by the Federal Communications Commission under the Federal Telecommunication Act of 1996 or its successor. (Ord. 2006)

**20D.95.30-070 Loading Operations.**

- (1) This section shall only apply to uses established after December 24, 1998, or buildings constructed after December 24, 1998.
- (2) Truck or railroad loading or unloading operations located within 200 feet of a residential zone shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m. unless conducted entirely within an enclosed structure. (Ord. 2006)

**20D.95.30-080 Hazardous Materials.**

Uses that use and/or store hazardous materials (including hazardous wastes) on site shall comply with all fire and building codes applicable to structures containing hazardous materials and with all State and federal requirements. Adequate precautions shall be taken to protect against negative off-site impacts from a hazardous materials release by the using best available technology. (Ord. 2006)

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## Exhibit 2C

### Definitions

**Open easement:** An easement for a pipeline or pipelines, cables, wires, or lines, which defines the entire tract or parcel over which the facilities cross, without specifically locating the easement. This type of easement is also commonly known as blanket or floating easement.

## Hazardous Liquid Pipelines

- 10 Purpose.
- 20 Applicability.
- 30 Development Application Submittal Requirements.
- 40 Setback Requirements.
- 50 Requirements for Land Use Compatibility.

### 10 Purpose.

The purpose of this section is to:

- (1) Help prevent and minimize unnecessary risk to the public health, safety, and welfare due to hazardous liquid pipelines;
- (2) Minimize the likelihood of accidental damage to hazardous liquid pipelines;
- (3) Avoid exposing land uses with high on-site populations that are difficult to evacuate and land uses that serve emergency functions to risk of injury or damage in the event of a pipeline failure;
- (4) Help reduce adverse impacts in the event of a pipeline failure;
- (5) Supplement existing federal and state regulations related to hazardous liquid pipeline corridor management.

The provisions of this section are intended to protect the health, safety and welfare of the general public and are not intended to protect any particular individual, class of individuals, or organization.



## **20 Applicability**

The provisions of this chapter shall apply to all development on properties within 150 feet of any hazardous liquid pipeline corridor. This chapter does not apply to the conduct of pipeline operators. The conduct of pipeline operators is regulated by the Federal Pipeline Safety Act, 49 U.S.C. §60101, *et seq.*, and the Washington State Pipeline Safety Act, RCW 81.88. Pipelines within public rights-of-way are also regulated by the terms and conditions of franchise agreements between the City and the pipeline operator.

### **30 Development Application Submittal Requirements.**

- (1) Applicants shall show the hazardous liquid pipeline corridor and applicable setbacks on site plans and subdivision plats for proposed development on properties to which this chapter applies. Modifications to existing structures that do not involve landfilling or excavation on-site or changes to off-site improvements are exempt from this requirement.
- (2) All other applicable development application submittal requirements apply; see RCDG Title 20F, *Administration and Procedures*.

### **40 Setback Requirements.**

- (1) Hazardous Liquid Pipeline Corridor ("Corridor"). No landfilling or excavation and no construction or expansion of structures is allowed within the corridor.
- (2) Areas Along the Hazardous Liquid Pipeline Corridor.
  - (a) Construction or expansion of structures or other activities involving landfilling or excavation shall be setback a minimum of 25 feet from the edge of the corridor.
  - (b) The Administrator may determine that the setback shall be measured from the pipeline when measurement from the corridor is not appropriate due to site-specific conditions.
  - (c) The Administrator may expand the setback when necessary to meet the purpose of this section due to site-specific conditions, such as extraordinary land disturbance.
  - (d) The Administrator may reduce the setback due to site-specific conditions and an applicant's demonstration that the purpose of this section will be met. Factors that may be considered include but are not limited to:
    - (i) Pipeline location as determined using normal locating procedures.
    - (ii) Type of construction proposed.
  - (e) If the Administrator reduces the setback or measures it from a hazardous liquid pipeline, the following applies:

- (i) The setback shall be a minimum of 30 feet from the nearest hazardous liquid pipeline and shall comply with subsection (1) of this section.
  - (ii) The setback shall be measured from the nearest edge of the hazardous liquid pipeline.
  - (iii) The location of the hazardous liquid pipeline and the reduced setback shall be shown on all approved site plans and subdivision plats.
- (3) Exemptions. Streets, utilities, trails and similar uses shall be exempt from subsections (1) and (2) of this section.
- (4) Emergency Work. In the event of any emergency in which a hazardous liquid pipeline breaks, is damaged, or is otherwise in such a condition as to immediately endanger the life, health, safety, or property of any person, the hazardous liquid pipeline operator shall not be required to comply with this chapter or obtain permits prior to taking corrective action. The hazardous pipeline operator shall, however, notify the City Public Works Director by telephone immediately upon learning of the emergency or, if the emergency occurs outside of the City's normal business hours, immediately upon the commencement of the next business day during which the Redmond City Hall is open for business. The hazardous liquid pipeline operator shall also apply for all required permits not less than the second succeeding business day during which the Redmond City Hall is open for business.
- (5) Setback Protection. Setbacks shall be identified and protected during construction by placement of a temporary barricade and on-site notices. Barricades and on-site notices are subject to review by the Administrator.
- (6) Reasonable Use Provision.  
The required setback from the hazardous liquid pipeline corridor shall not deny all reasonable economic use of property. An applicant who believes that the required setback does deny all such use may apply for a reasonable use exception under Section \_\_\_\_\_ of the Administration and Procedures Chapter of this Zoning Code.

#### **50 Requirements for Land Use Compatibility.**

- (1) High Consequence Land Uses.
  - (a) New high consequence land uses proposed for location within 500 feet of a corridor are prohibited.
  - (b) Proposed expansions to existing high consequence land uses located within 500 feet of a corridor shall be designed to avoid increasing the level of risk in the event of a pipeline failure, and where feasible, reduce the risk compared to the existing development. Potential techniques to minimize risk include but are not limited to:
    - (i) Site design features, such as maintaining or increasing the distance between occupied structures, or structures that provide critical lifeline

functions, and the hazardous liquid pipelines and anticipated flow paths for leaking hazardous materials.

- (ii) Building features, such as design to avoid a significant increase in on-site population or to expedite evacuation.
- (iii) Technological features, such as accelerated notice of a pipeline failure to the high consequence land use to facilitate evacuation or features that help avoid damage in the event of a failure.
- (iv) Operational features, such as emergency plans and education programs for occupants and employees concerning pipeline safety, developed in accordance with the procedures in subsection (2)(B)(ii) of this section.

(2) Other Development in the Willows/Rose Hill and Grass Lawn Neighborhoods.

- (a) Applicants for the following types of new or expanded development shall use appropriate mitigation measures to reduce adverse impacts in the event of a pipeline failure:
    - (i) Commercial or industrial.
    - (ii) Multi-family.
    - (iii) Religious facilities.
    - (iv) High consequence land uses proposed for locations not covered by subsection (1) of this section.
    - (v) Other developments as required by the Administrator that, because of proximity to a corridor, pose a safety concern
  - (b) Mitigation measures intended to reduce risk and minimize impact in the event of a pipeline failure include but are not limited to:
    - (i) Site and building design techniques such as maximizing the distance between new or expanded development and anticipated flow paths for leaking hazardous materials and controlling ignition sources.
    - (ii) Emergency procedures such as emergency plans and guides, employee training and drills, and education programs for occupants and employees concerning pipeline safety, such as what to be aware of and how to respond in the event of a problem.
- (A) Applicants shall consult with the Fire Department regarding the level of emergency planning and procedures appropriate for the proposed development. Based on the nature, occupancy, or location of a proposed development, the Fire Department may require emergency plans and procedures for any occupancy classifications.

(B) Emergency plans and procedures shall be consistent with the Redmond Fire Code and shall be approved by the Fire Department.

- (3) Location. All land use permits issued for properties that are contiguous to a hazardous liquid pipeline corridor shall be conditioned upon notification of utilities through the one-call locator service prior to commencement of any of the permitted work.

NeRCOG Update Phase II rewrite 11 - Development Standards 2 Council Review Exhibit B - Hazardous Liquid Pipelines 3 Rev Edits 12/1/11

## **Exhibit 2D**

### **10 Purpose.**

### **20 Regulations for Designated and Required Open Space.**

### **30 Types of Open Space.**

### **40 Design Requirements.**

### **50 Open Space Disposition and Maintenance.**

## **Open Space.**

### **10 Purpose.**

The purpose of this chapter is to:

- (1) Implement the goals and policies of the Redmond Comprehensive Plan and the Redmond Parks, Arts, Recreation, Culture and Conservation (PARCC) Plan;
- (2) Provide open space and recreation areas that serve one or more of the following purposes: buffering, preservation of natural areas, and active and passive recreation;
- (3) Link open space and recreation areas within developments and, where appropriate, to contiguous properties and other public open space, parks and trails;
- (4) Encourage the preservation and enhancement of views within or from a development; and
- (5) Coordinate the design of storm water and open space as multi-purpose, functional facilities that appear as natural features and pleasing open space areas.

### **20 Regulations for Designated and Required Open Space.**

The following regulations shall apply to all areas designated "Open Space" in the Comprehensive Plan or the PARCC Plan, and to all areas otherwise required to be set aside as open space except for requirements for Residential Open Space in the Downtown and Overlake zones (See Sections \_\_\_\_ and \_\_\_\_ of the Zoning Code) :

- (1) Activities that would remove significant amounts of vegetation, alter land forms, or have other adverse effects on the environment shall be prohibited in designated open space areas.
- (2) Structures placed or constructed in an open space area, such as benches, trails, and structures associated with gathering places, shall be designed and sited to cause the least possible disturbance to the surrounding environment and the ability of people to enjoy it. This may be achieved through the use of natural or rustic building materials, designs and colors which harmonize with the surrounding environment; the use of existing vegetation as a buffer to avoid visual and other impacts; the use of innovative and sensitive site design to minimize short- and long-term manmade disturbance to the site; or by any other means.

### **30 Types of Open Space.**

- (1) Types of open space form a hierarchy. Conservation open space is of greatest importance in site design, followed by amenity and recreation open space.
- (2) Conservation Open Space. Resource areas where plants, animals, water, air and soil have been left in an undisturbed state or areas of historical value. Such open space may consist of, but is not limited to, wetlands, watercourses, rivers, lakes, ponds, flood zones, ravines, steep slopes, wooded areas and wildlife areas.
- (3) Amenity Open Space. Undeveloped land and natural features worthy of preservation primarily for their scenic or aesthetic value and landscape areas. Such open space may consist of, but is not limited to, wooded areas, agricultural land, open valley floors, pastures and fields, parks, landscaped right-of-way, buffer areas, and all manner of landscape areas such as courtyards, gardens, lawn and shrub-areas.
- (4) Recreation Open Space. Recreation areas and facilities that meet recreation needs of City residents. Such open space may provide for active or passive open space uses and may consist of, but shall not be limited to, parks, walkways, bikeways, trails, sitting areas, para-courses, golf courses, tot-lots, recreation buildings, and outdoor activity areas such as tennis, basketball and sport courts and swimming pools.

### **40 Design Requirements.**

- (1) Minimum open space is required by the City's Residential Regulations.
- (2) Open space within a development shall be available for common use by the residents, tenants and/or the general public, depending on the type of project. The open space may be used for recreation, waterfront access; landscaping; visual, noise or land use buffer; drainage control; or other purposes the City may approve during project review and approval that are consistent with the definition of open space.
- (3) Design Criteria. The following criteria apply to the design of open space areas under this chapter:
  - (a) Design open space to enhance and preserve outstanding natural site features.
  - (b) Use open space, setbacks, tree protection areas, or critical areas as buffers between the existing uses and proposed uses when there is significant contrast in land use type or intensity.

- (c) Organize Open space into a general system of integrated or connected spaces
- (d) Link Open space to open spaces on adjacent properties.
- (e) Use environmental conditions, such as critical areas, shorelines, solar access, microclimates, views, and privacy to determine the siting of open space, buildings, parking areas, and streets.
- (f) Design storm ponds and/or swales to have a natural-occurring appearance and to complement existing landforms and proposed open space rather than appear as rigid engineered shapes.
- (g) Where appropriate, provide open space contiguous with required natural buffers.
- (h) Design Recreational open space to provide readily accessible places for informal and formal recreation to occur.
- (i) Where a proposed development abuts or includes areas designated as parks, open space or open space corridors (City of Redmond Comprehensive Plan), the required parks, trails, or open space shall be designed and located using the following criteria:
  - (i) Locate the required park, open space, or trail next to or connected to the designated park, open space or open space corridor.
  - (ii) Where appropriate, locate parks, open space or trails to increase access to waterfront and recreation areas. The design of waterfront and recreation areas must address safe access, maintenance of improved areas, and protection of critical areas.
  - (iii) Provide a connection, such as a sidewalk, pathway, greenway, or multi-purpose trail where a proposed development abuts a public park, recreation facility, or trail. The development shall not block access to the park or recreation facility from adjacent areas.
- (j) Residential uses shall provide for active recreational uses through the provision of specific outdoor activities and play areas and/or linking open spaces to pedestrian or bicycle trails.
- (k) Create a desirable environment for employees in Commercial and industrial developments. Design the building and site in a manner that provides visual access and, where appropriate, physical access to attractive natural features, such as shorelines, unusual landforms, or critical areas on the site.

## **50 Open Space Disposition and Maintenance.**

The disposition and maintenance of required open space shall be accomplished at the discretion of City by using any of the following methods:

- (1) The City may obtain fee simple ownership of the land and assume total maintenance and liability; or
- (2) The City and property owner(s) may enter into an easement agreement to retain and maintain the open space; or
- (3) The open space land may be held in common and maintained by the property owner(s) or the maintenance may be contracted to another person(s)/agency; or

- (4) The open space land may be owned and maintained by a homeowners association; or
- (5) The open space may exist due to a plat or deed restrictions with maintenance being performed by the landowners, the tenants or the City; or
- (6) The open space may be dedicated to another appropriate agency, such as the state, county, special district or other jurisdiction who would own and maintain the open space property; or
- (7) The open space could be held and maintained through several combinations of the above or by other arrangement that achieves the purpose of this section and is acceptable to the City; or
- (8) The City may accept a comparable piece of property as open space in lieu of providing open space within a development; or
- (9) For developments located in the Downtown zoning districts, a fee-in-lieu of open space may be paid as provided in Section \_\_\_\_ of this Zoning Code.

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## **Exhibit 2E**

### **Definitions**

#### **Garbage and Recycling Enclosures.**

Garbage and recycling enclosures shall include the areas containing garbage and recycling receptacles served by collection equipment and may also include interim on-site storage areas.

#### **Outdoor Retail Display.**

Outdoor display of items for sale or lease including goods that by their nature are seasonal such as fruits, vegetables, Christmas trees, pumpkins, lawn accessories, planting materials, etc.

#### **Outdoor Storage.**

The storage of any materials not for sale or lease that are stored for a period greater than 24 hours, including but not limited to items used in business operations, production, awaiting shipment, or repair (including vehicles) that are not in an enclosed building.

#### **Outdoor Storage – Bulk.**

Outdoor storage that has a large size, mass, or volume, is not easily carried, and that requires a mechanical device to be moved.

#### **Outdoor Storage – Non-Bulk.**

Outdoor Storage that is distinguished from bulk items by being smaller in size, mass or volume; is easily carried and does not require a mechanical device to be moved.

#### **Storage, Shipping, or Moving Container.**

A reusable container that was originally constructed or was originally manufactured to be used for transport, moving and storage. These units are typically constructed or assembled of, but not limited to, canvas, corrugated and weathering steel, or aluminum and come in varying lengths and heights. They are transported by container ships, trucks, or trains. This definition is not intended to include garbage and/or recycling containers.

## **Outdoor Storage, Retail Display and Garbage and Recycling Enclosures**

### **10 Outdoor Storage and Retail Display**

- 10-010 Purpose.
- 10-020 Applicability
- 10-030 Exemptions
- 10-040 Outdoor Storage Standards
- 10-050 Prohibited Locations for Outdoor Storage.
- 10-060 Outdoor Storage in Residential Zones
- 10-070 Retail Display Standards.

### **20 Garbage and Recycling Enclosures**

- 20-010 Purpose.
- 20-020 Exemptions.
- 20-030 Disposal System and Storage Space Requirements.
- 20-040 Location and Accessibility.
- 20-050 General Standards.
- 20-060 Review and Approval.

### **10 Outdoor Storage and Retail Display**

#### **10-010 Purpose.**

The purpose of this section is to:

1. Create an attractive and economically healthy community by allowing for outdoor retail display as an accessory use to a permitted use
2. Provide economic opportunities for existing businesses while encouraging pedestrian activity in commercial areas.
3. Create safe and attractive walkways within Downtown, Overlake, General Commercial and Neighborhood Commercial zones, and to control storage or display of materials to the minimum amount necessary that may create a nuisance or discourage quality development.
4. Provide protection for existing parking areas and walkways from impacts of outdoor storage.

5. Ensure that adequate opportunity is allowed for the outdoor storage of vehicles and materials in residential zones while not impacting the character and uses intended for those zones.

#### 10-020 Applicability

- (1) The provisions of this chapter apply to all outdoor storage and retail displays within the City with the exception of:
- (a) Parking lots covered by section \_\_\_\_\_
  - (b) RV parking and storage covered by section \_\_\_\_\_
  - (c) Outdoor storage associated with emergency situations such as utility repairs; and
  - (d) Items stored on a site during construction.

#### 10-030 Outdoor Storage Standards.

Outdoor Storage shall be allowed as provided in the table titled "Requirements for Outdoor Storage". Transition Overlay Standards relating to outdoor storage shall apply as provided for in Section \_\_\_\_ of the Zoning Code.

#### Requirements for Outdoor Storage

Zone	Type of Storage Permitted	Size & Height Requirements	Location Restrictions	Screening Requirements
Downtown, OV, NC	None	N/A	N/A	N/A
GDD, GC	Bulk & Non-Bulk	Maximum height of ten feet	Bulk Storage cannot be located between the building and the front street.	Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen.
UR, RA-5, BP, OBAT,	Bulk & Non-Bulk	Maximum height 20 feet	Non-Bulk Storage shall be moved indoors during close of business	Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms or vegetation.
MP and I	Bulk & Non-Bulk	Maximum height 20 feet		N/A
BCDD & R	See Outdoor	See Outdoor	See Outdoor	See Outdoor

	Storage in Residential Zones	Storage in Residential Zones	Storage in Residential Zones	Storage in Residential Zones
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#### **10-040 Prohibited Locations for Outdoor Storage.**

Outdoor storage is prohibited as follows:

- (1) In floodways;
- (2) Within shoreline setbacks indicated in Section \_\_\_\_\_ of the Zoning Code, and critical area buffers as identified in Section \_\_\_\_\_ of the Zoning Code;
- (3) On slopes greater than 15 percent;
- (4) In industrial and business park areas which adjoin residential districts;
- (5) In required parking stalls;
- (6) In areas where outdoor storage causes traffic, pedestrian circulation or safety problems as determined by the Administrator, or where a minimum five-foot-width of walkway does not remain clear and free of obstructions;
- (7) Any materials that attract animals, birds or vermin; and
- (8) Within emergency fire lanes

#### **10-050 Outdoor Storage in Residential Zones.**

- (1) Limitations. Outdoor storage is prohibited in all residential zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of this section. Outdoor storage in RA-5 zones shall comply with the standards listed in Table \_\_\_\_\_.
- (2) Allowed Outdoor Storage. Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:
  - (a) Outdoor storage may only take place outside of the front yard setbacks, side yard setbacks.
  - (b) Except for vehicles allowed under RCDG 20C.30.60-030 or subsection (3) or (4) of this section, outdoor storage shall not be visible from a public or private street. Fences, landscaping or a building wall may be used to ensure that an outdoor storage area is not visible from the street.
  - (c) Outdoor storage areas shall not prevent emergency access to the residence or any accessory structure.
  - (d) Outdoor storage shall not cover more than 200 square feet of land area.
  - (e) Except for motor vehicles allowed under RCDG 20C.30.60-030 or subsection (3) or (4) of this section, materials stored outdoors shall not be owned by or used in any business or industry including a home business.

- (f) Except for vehicles allowed under RCDG 20C.30.60-030 or subsection (3) or (4) of this section, materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.
- (3) Recreational and Utility Vehicles. See RCDG 20D.130.10-050, Parking and Storage of Recreational/Utility and Commercial Vehicles in Residential Neighborhoods.
- (4) Commercial Vehicles.
  - (a) Allowed Commercial Vehicles.
    - (i) Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.
    - (ii) The commercial vehicle shall be operable.
    - (iii) Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the premises of a home business that meets the requirements of RCDG 20C.30.60-030(12).
    - (iv) The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.
  - (b) Prohibited Commercial Vehicles. Except as provided in subsection (4)(c) of this section and RCDG 20C.30.60-030 and except as to school buses parked or stored on the property of a school or religious institution, truck tractors, truck tractor trailers, vehicles over 10,000 pounds gross weight, and commercial vehicles that do not comply with this subsection (4) shall not be parked or stored within a residential zone.
  - (c) Vehicles used in a business may be parked in a residential zone when making pickups or deliveries or being used in conjunction with the performance of a service on property within a residential zone.
- (5) Storage, Shipping or Moving Container
  - a) A rented, leased, purchased, or assembled storage, moving, or shipping container, when associated with the construction of a home, or homes in a subdivision, may be located anywhere on a property within the R-1 to R-30 residential land use zones. Any rented, leased, purchased, or assembled storage, moving, or shipping container associated with

construction permits must be removed no later than 60 days after the issuance of a certificate of occupancy or final inspection approval for the construction.

- b) Rented, leased, purchased, or assembled storage, moving, or shipping containers within the R-1 to R-30 residential zones that are not associated with construction permits may be placed temporarily on a driveway and/or hard surface only, providing that:
1. Any and all containers are visible from a public right-of-way;
  2. Any and all containers fit entirely on the driveway and/or hard surface;
  3. Containers are not stacked;
  4. Any and all containers do not protrude onto any part of any sidewalk or public right-of-way without the owner or agent of the property having first obtained a Street Use Permit and;
  5. Any and all containers are not located in a site distance triangle and;
  6. Any and all containers remain on the property for no more than 60 calendar days in any 365 calendar day period. The 365 calendar day period commences the first day that the container is located on site.

#### **10-060 Outdoor Retail Display Standards.**

Outdoor Retail Display shall comply with the following criteria:

- (1) The outdoor retail display shall be accessory to a permitted retail use;
- (2) The total space allowed for outdoor retail display shall not exceed fifty percent of the length of the storefront; provided, that a minimum area of thirty-two square feet shall be allowed in any event;
- (3) Retail items must be displayed in a neat and orderly manner and remain in the area specified for its display;
- (4) Retail display shall not be located within required fire lanes or required parking stalls.
- (5) Retail display shall not be located within the public right-of-way without required permits and shall maintain a clear zone of a minimum of 44 inches in width to accommodate pedestrian access along sidewalks
- (7) Safe ingress and egress to the site, visibility for transportation and pedestrian access shall be maintained;
- (8) The location of the retail display shall be established as a condition of approval of any applicable permits;

#### **20 Garbage and Recycling Enclosures**

##### **20-010 Purpose.**

The purpose of these standards is to ensure that new construction incorporates the space required for on-site garbage and recycling containers including food waste collection by:

- 1) Establishing mandatory minimum storage space requirements for multi-family residential and nonresidential buildings; and
- 2) Providing location and design guidelines that will assist the applicant in the development of such spaces.

#### **20-020 Exemptions.**

The following are exempt from the requirements of this division:

- (1) Multi-family dwellings that will be served by curbside collection at each unit.
- (2) Detached single-family dwelling units, parks and construction sites.
- (3) Structural alterations to existing uses that do not increase gross floor area.

#### **20-030 Disposal System and Storage Space Requirements.**

The following minimum space requirements for recycling and garbage enclosures shall be incorporated into the design of all multi-family and non-residential buildings:

<b>Land-Use</b>	<b>Disposal System &amp; Storage Requirement</b>
Multi-family residential & hotels	1.5 square feet per dwelling unit or room and accommodate one garbage and one recycling container
Office, educational & Institutional developments	2 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Manufacturing & general commercial developments	3 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Retail development	3 square feet for 1,000 square feet of gross floor area;

#### **20-040 Location and Accessibility.**

- (1) Enclosures shall not interfere with the primary use of the site and shall:
  - a) Minimize exposure of residents or employees to waste-related noise and odor.
  - b) Minimize conflicts between collection trucks and pedestrian or vehicular traffic.
  - c) Not be located in required yards, critical area buffers, utility corridors or easements.
  - d) Not be located within 12 feet of a fire hydrant, unless approved by the Fire Department.
- (2) The enclosures for multi-family residential developments shall be located in collection points as follows:
  - a) There shall be one collection point for every 30 dwelling units.
  - b) No dwelling unit within the development shall be more than 200 feet from a collection point.
- (3) Enclosures for nonresidential development may be centrally located.

## **20-050 General Standards**

The following provisions shall apply to all garbage and recycling enclosures that contain receptacles served by commercial collection equipment.

- (1) Enclosures shall be incorporated into the designs for multi-family, and nonresidential buildings
- (2) Drainage. The drainage area of uncovered storage enclosures must be restricted to 200 square feet. Storage areas that exceed 200 square feet must be covered. Please refer to the City of Redmond's Clearing, Grading, and Stormwater Management Technical Notebook for additional requirements relating to drainage of storage enclosures.
- (3) Weather Protection. Storage containers shall be protected from weather damage by using containers that are largely weather-proof or by covering the storage area. Roofed storage areas must be accessible to haulers and collection equipment.
- (4) Gate Openings. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet. Gate materials shall be consistent with the materials and design of the primary structure(s).

## **20-060 Review and Approval.**

The proposed site plan and enclosure detail shall be submitted to the City and City's contracted solid waste hauler for review and approval. Before a building permit can be issued, a form from the City's contracted solid waste hauler accepting the relevant container location and enclosure detail must be submitted.

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## Exhibit 2F

### Definitions

**Amended soils:** Amended soils are an integrated stormwater management practice that improves the hydrologic function of soils by amending native soils with organic matter during the development process. For technical information regarding the design and engineering of amended soils, applicants may refer to the Department of Ecology Stormwater Manual Sections 10.5.5.3 and 10.5.5. This term is also commonly known as compost-amended soils.

**Bioretention swales and/or Raingardens:** Bioretention is an integrated stormwater management practice that uses the chemical, biological, and physical properties of plants, microbes, and soils to remove, or retain, pollutants from stormwater. Bioretention and bioinfiltration facilities commonly include swales, rain gardens, and planters. These facilities are vegetated conveyance or retention depressions that use soils and plants to improve water quality, reduce the runoff volume, and attenuate the peak runoff rate and includes applications such as shallow, landscaped depressions in residential areas; landscaped areas around buildings; or, in more urbanized settings, rooftop rain gardens, parking lot islands and green street applications.

**Disturbed Soils:** Soils located on a portion of a property, properties, or right of way that are subject to land disturbing activities, new impervious surfaces, or replaced impervious surfaces

**Green Roof:** A bioretention strategy of storing, evaporating and transpiring stormwater as part of a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

**Landscaped Roof:** A garden on the roof of a building, especially one found in an urban setting designed for use by the public that often contains outdoor seating or dining facilities. It may serve several purposes for a building such as absorbing rainwater, providing insulation, creating habitat and helping to lower urban air temperatures and combat the heat island effect. A landscaped roof is distinguished from a green roof by not incorporating a bioretention facility as part of its structure.

**Food garden:** A garden usually outdoors set aside for the display, cultivation, and enjoyment of plants dedicated to the cultivation of food, such as herbs, vegetables. Food gardens may include individual plots for personal use or a community food garden. This term may also be known as a P-Patch or a spin garden.

**Native Soils:** Soils that are naturally occurring and native to Western Washington and that have not been disturbed or modified.

Northwest Adaptive Vegetation, Plants: A tree, shrub or groundcover plant of a species that is not native to Western Washington but is adapted to the Pacific Northwest climate and region for growing conditions and success of survivability. Permeable Pavement: Any paving material that accommodates pedestrian, bicycle, or vehicle traffic while allowing stormwater infiltration, treatment, and storage or run-off. Examples include porous asphalt or concrete, grid lattice systems, or pavers.

Recycled Water: Water that is usually run repeatedly through a closed system.

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Vegetated wall: A wall that is designed to be obscured by landscaping and/or plantings that, at maturity, will cover the wall.

Wind Turbine: Electrical generators driven by wind power.

## **10 Landscaping and Natural Screening.**

- 10-010 Purpose.
- 10-020 Applicability.
- 10-030 Alternative Plan Criteria.
- 10-040 Landscape Area Requirements.
- 10-050 General Landscape Standards
- 10-060 Ecological Score Requirement
- 10-070 Types of Planting
  - 10-070-010 Scope
  - 10-070-020 General Requirements.
- 10-080 Parking Lot Landscaping.
- 10-090 Street Trees.
- 10-100 Irrigation.

### **10-010 Purpose.**

- (1) The purpose of this chapter is to :
  - (a) Promote the aesthetic character of the City and its neighborhoods
  - (b) Encourage the use of native plant species by their retention or use in landscape design
  - (c) Encourage the use of a diversity of plant species that promote native wildlife habitat
  - (d) Reduce erosion and stormwater runoff
  - (e) Encourage water use efficiency through water conservation techniques and efficient irrigation design standards
  - (f) Promote proper plant selection and continuous maintenance so that plant materials flourish;
  - (g) Reduce visual impacts of uses and impervious surfaces by screening.

### **10-020 Applicability.**

- 1. Single-family homes shall comply with requirements for the *preservation of trees*. Section \_\_\_\_\_ Tree Protection and applicable neighborhood residential design standards.
- 2. All land uses shall comply with the requirements of this section. Proposals for new single-family homes that are not part of a short plat or preliminary plat application with a provision for common open space are exempt from this section

### **10-030 Alternative Plan Criteria.**

- (1) The Technical Committee may allow deviation from these standards in special circumstances to assure the fulfillment of the purpose of this section, to allow for

flexibility and innovation of design, and to provide a superior landscape plan. Special circumstances that would justify deviation from standards include:

- (a) Preservation of wildlife habitat;
  - (b) Preservation of significant natural area and existing vegetation;
  - (c) Conflicts with utilities;
  - (d) Special security needs;
  - (e) Preservation of significant trees;
  - (f) Innovative landscape design
- (2) The Administrator may also approve an alternate landscape plan which may include modifications of standards if the plan is of superior quality in terms of function, materials and total landscape area.
- (3) All requests for approval of an alternate landscape plan shall be made at the time of land use permit application. The applicant shall include information in the application justifying the alternate landscape plan under the criteria set forth in subsections (1) and (2) of this section.

#### **10-040 Landscape Area Requirements.**

Minimum landscape area requirements are set forth in the zone chapters (Section \_\_\_\_\_ of the Zoning Code). Design and materials of the minimum landscaped area shall comply with this section and not more than 50% of the required landscaped area in Downtown and Overlake Village zones and 25% of the required landscaped area in all other zones in the City shall be covered with impervious or hardscape surfaces (such as patios, plazas, walkways, walls and fences, water features such as fountain or pool); excluding sidewalks.

#### **10-050 General Landscape Standards.**

- (1) All plants shall be of the type, size and condition specified, be in a healthy condition and conform with the American Nurseryman Standards.
- (2) All plants shall be compatible with Redmond's USDA plant hardiness zone.
- (3) Existing trees and shrubs on the site of a proposed development may be used to meet requirements where such plant material is consistent with the planting design concept and healthy and is likely to survive development activities.
- (4) All plants shall have the following minimum size at installation:
- (a) Deciduous trees: two-inch caliper
  - (b) Evergreen trees: six foot height.
  - (c) Vine maples and other multi-stemmed trees: seven foot height
  - (d) Medium shrubs: 24 inch minimum height and tall shrubs: 30 inch minimum height.
  - (e) Groundcover: Spacing shall be 18 inches on center maximum and shall provide 75 percent coverage within three years.

- (5) Bark, mulch, gravel or other non-vegetative material shall only be used in conjunction with groundcover plantings to assist growth and maintenance or to visually complement plant material. In planted areas, non-vegetative material shall not appear to be dominant over plant material.
- (6) Native Plants shall be selected from the guide - Plants of the Pacific Northwest Coast: Washington, Oregon, British Columbia and Alaska or as approved by the Administrator.
- (7) The vegetation selected for the landscape plan shall be suited to the physical conditions of the site so it can be expected to survive.
- (8) Trees species and location shall be selected to:
  - a. Minimize the potential for interfering with or damaging power lines, underground utilities, or impervious surfaces.
  - b. Compatibility with the site design at their mature size.
  - c. Minimize potential damage to sidewalks, foundations, structures and injuries to people.
- (9) Plants having similar water use characteristics should be grouped together; for example, plantings that are not drought tolerant should be grouped together and separated from drought tolerant plantings. If installed, separate irrigation systems should be provided as necessary for each group.
- (10) Medians shall be planted with groundcover and the use of turf and/or grass shall be restricted within medians because of potential problems with maintenance.
- (11) Plants shall be spaced appropriately for their type, function and landscape design (massing, individual display, etc.).
- (12) All required planting areas shall extend to the curb line, street edge, or area of sidewalk to integrate site landscaping with frontage landscaping.
- (13) Landscaping, except parking lot perimeter plantings, shall be installed within and along adjacent rights-of-way where appropriate and may be used to meet the site area requirement.
- (14) All areas maintained in pervious surface that exceed the required landscape area must be seeded or otherwise planted to reduce erosion and stormwater pollution.
- (15) A minimum five-foot-wide planting area shall be provided between all exterior building walls and vehicular paved areas except at service and pedestrian accesses unless an alternative dimension is required when demonstrated

through professionally engineered solutions such as green roofs, green walls, rain gardens, bioretention swales or other solutions.

- (16) All planting areas shall be a minimum of five feet in width and length, except where a greater dimension is required for the health and survival of the plants.
- (17) Plantings shall meet the City requirements for sight clearance at intersections, and shall not conflict with pedestrian or traffic safety.
- (18) The minimum size of any planting area shall be 64 square feet except where otherwise indicated, to provide a proper planting environment

#### **10-060 Ecological Score Requirements**

The purpose of this section is to enhance the City's ecological functions by promoting water conservation, restoring and preserving habitat, increasing energy efficiency, and creating value through significant economic, social, and environmental benefit. This requirement is designed to increase the quality and canopy of planted areas within the City while promoting flexibility in design of landscaped areas.

An applicant is required to comply with ecological score requirements below when a required landscaped area exceeds 500 square feet:

1. An applicant shall achieve an ecological score of 20 or greater, based on the techniques listed in the table below, in any combination.
2. Scoring of points are awarded on the basis of a technique's overall ecological benefit.
3. Techniques listed with an "\*" can achieve an additional score of 1 point for every increase of 10%. For example, a technique that requires 40% of trees to be preserved, an additional point shall be awarded as follows –  
Technique: 40% Tree Preservation  
Additional Point: 10% of 40 = 44% tree preservation
4. Every landscape plan shall include a minimum of three different techniques to achieve the total score and any one technique cannot exceed a maximum score of 10 points.
5. Techniques incorporating stormwater solutions shall comply with the Clearing, Grading and Stormwater Technical Notebook.

Technique	Points Awarded - Downtown	Points Awarded -- Overlake Village	Points Awarded -- Other citywide zones
1. 25% of the plants installed are northwest adaptive and 25% of the	5 points	5points	5 points

plants installed are native*			
2. 40% of existing significant trees includes landmark are retained.	3 points	3 points	7 points
3. Minimum of 25% of proposed trees are evergreens	3 points	3 points	5 points
4. Minimum of 25% of evergreen trees are greater than 10' high at installation	3 points	3 points	5 points
5. Minimum of 25% of deciduous trees are 3" caliper or greater at installation	3 points	3 points	5 points
6. 10% increase over the minimum number of required replacement trees, street trees or parking lot trees*	3 points	3 points	5 points
7. Vegetated walls (including trellis, green tower or similar features) that have a minimum area of 300 square feet. Additional points in increments of three shall be awarded for every 300 square feet of vegetated walls provided.	5 points	5 points	3 points
8. Proposed water features use recycled water	3 points	3 points	3 points
9. Minimum of 25% of landscaped areas are designed with long-term irrigation from harvested rainwater (such as rain barrels)*	3 points	3 points	5 points
10. Minimum of 25% of landscaped areas are designed with landscaping that does not require irrigation after a three-year period	3 points	3 points	3 points
11. Minimum of 50% of landscaped areas where native soils are preserved on-site	4 points	4 points	7 points

12. Minimum of 50% of required planting areas in disturbed soils are amended	3 points	3 points	3 points
13. 5% of common open space or 25 square feet per unit, is reserved as a food garden*	5 points	5 points	3 points
14. Use of rain gardens, bioretention swales, engineered swales and/or engineered wetlands that treats 25% of pollution generating impervious surfaces	N/A	5 points	5 points
15. Use of rain gardens, bioretention swales, engineered swales and/or engineered wetlands for 25% of non-pollution generating impervious surfaces*	5 points	5 points	5 points
16. Permeable paving of 25% of paved areas within a site of pollution generating impervious surfaces*	N/A	5 points	5 points
17. Use of Permeable paving for 25% of non-pollution generating paved areas within a site*	5 points	5 points	5 points
18. Green Roofs that provide 10% of roof coverage*	5 points	5 points	5 points
19. Landscape Roofs that provide 10% of roof coverage*	2 points	2 points	2 points
20. Installed trees that will attain an average 30-foot-spread canopy in 10 years within parking lots.	5 points	5 points	3 points
21. 10% of roof coverage dedicated to solar panel installation*	5 points	5 points	5 points



## 10-070 Parking Lot Landscaping Standards

### 10-070-010 Scope.

Parking Lot landscaping standards apply to all vehicle use areas such as parking lots, including driveways, and service areas. Landscaping shall be provided for both the interior and perimeter landscape areas and may be used to meet site area and linkage system landscape requirements.

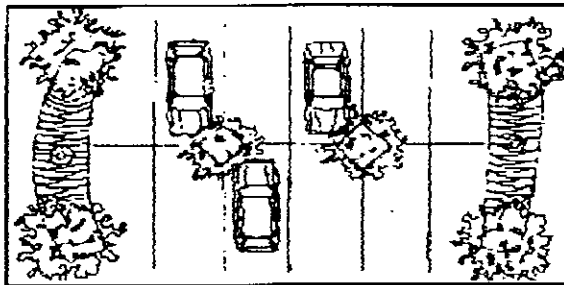
### 10-070-020 General Requirements:

1. Parking lots with less than 20 spaces shall not be required to provide any interior landscaping
2. Landscaping islands shall be placed at the end of every parking row with a maximum spacing of one (1) island for every 10 parking spaces. Islands shall be a minimum of 64 square feet measured from the edge of the landscaping. An exception to this requirement shall be permitted when professionally engineered solutions such as rain gardens, bioretention swales or other solutions demonstrates the requirement for a deviation.
3. Trees shall be planted within interior landscape areas at a minimum of one per four parking stalls and shall be evenly spaced. See illustration below.
4. Permanent curbs or structural barriers/dividers shall enclose planting areas.
5. Trees may be planted no closer than four feet from pavement edges where vehicles overhang planted areas.
6. Wheelstops and/or curbs shall be installed to prevent vehicles from overhanging landscaping islands.
7. Narrow parking lot islands or peninsulas and planting strips should not be planted in grass because of potential problems with maintenance. Location of larger parking spaces adjacent to islands is suggested to reduce damage to plant materials.
8. Parking lot perimeter landscaping shall be measured from the property line.

**Table 10-070-020 Parking Lot Landscaping**

Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5%	7%
Maximum contiguous landscape area	500 sq. ft.	1,500 sq. ft.

Perimeter Landscaping		
	Minimum width of planter strip from property line	
	Street Frontage	Interior Lot Line
Parking spaces:		
0 – 100	5'	5'
100 – 499	10'	5'
500 – 1,000	15' (10')*	10'
1,000+	20' (10')*	10'
*Planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and streetside planter, subject to review and approval by the Design Review Board.		



A ratio of one tree per every four parking spaces shall be provided in parking lots.

#### 10-080 Types of Planting.

- (1) The applicant shall indicate on the preliminary landscape plan the types of planting to be provided in each area of the site. The types, arrangement and quantity of plants shall be appropriate to the size and purpose of the area to be planted and shall be based on the applicable use proposed as indicated in the table below:

Planting Type	Purpose	Minimum Standard	Applicable Uses
Type I – Solid Screen	Solid sight barrier	<u>Evergreen trees and shrubs:</u> <ol style="list-style-type: none"> <li>1. Minimum height of five feet at planting, and</li> <li>2. 80 percent sight-obscuring screen at the time of planting; or</li> <li>3. Combination of evergreen and deciduous trees and shrubs backed by 100 percent sight-obscuring, decorative wall or fence.</li> </ol>	<ol style="list-style-type: none"> <li>1. Outdoor storage.</li> <li>2. Service yards.</li> <li>3. Trash containers.</li> <li>4. Mechanical/electrical ground mounted equipment.</li> <li>5. Between incompatible uses such as industrial or commercial and residential or recreation uses.</li> <li>6. Utility installations or equipment.</li> </ol>

		<u>Deciduous trees</u> <ol style="list-style-type: none"> <li>1. Minimum height of 10 feet at planting.</li> <li>2. The width of the barrier shall generally be 10 feet, unless otherwise specified by the Technical Committee.</li> </ol>	
Type II – Visual Screen	Visual separation that is 75 percent sight obscuring	<ol style="list-style-type: none"> <li>1. Evergreen or a mixture of evergreen and deciduous trees with tall shrubs and groundcover interspersed with trees, and/or decorative wall or fence.</li> <li>2. Minimum of 60 percent evergreen trees and evergreen shrubs.</li> <li>3. Screening for parking structures shall consist of a maximum of 40 percent evergreen plantings in order to allow light to penetrate to the interior of the garage</li> </ol>	<ol style="list-style-type: none"> <li>1. Between compatible uses to reduce the visual impact of expanses of pavement and blank building facades.</li> <li>2. Between parking lots and back of curb or sidewalk.</li> <li>3. To screen parking structures.</li> </ol>
Type III – Low Cover	Visual interest and complement large plant materials and for erosion control	<ol style="list-style-type: none"> <li>1. Mixture of evergreen and deciduous shrubs, and/or groundcover, to provide 50 percent coverage of the entire planting area at the time of planting</li> <li>2. Trees shall not be planted within eight feet of the water or sewer pipeline.</li> <li>3. Shrubs shall be located at least four feet from fire hydrants</li> </ol>	<ol style="list-style-type: none"> <li>1. Where visibility of storefronts, buildings or signs is necessary.</li> <li>2. At driveway entrances and exits adjacent to streets in compliance with sight distance requirements.</li> <li>3. To supplement existing vegetation and/or specimen trees.</li> <li>4. In fire access areas and around hydrants.</li> </ol>
Type IV- Open Area Planting	Visual interest and shade in large open areas,	<ol style="list-style-type: none"> <li>1. Trees planted with supporting shrubs and/or groundcover.</li> <li>2. Lawn area is discouraged, however, if substituted for</li> </ol>	<ol style="list-style-type: none"> <li>1. For parking lot planting areas (islands, peninsulas or medians) and at edges where</li> </ol>

	particularly parking lots.	groundcover the width of the planting area shall exceed 10 feet in the narrowest dimension 3. Trees shall not be planted within eight feet of the water or sewer pipeline. 4. Shrubs shall be located at least four feet from fire hydrants	screening is not required. 2. In open lawn areas as islands of plantings. 3. As a supplement to existing vegetation.
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#### **10-090 Street Trees.**

- (1) Street Tree species shall comply with the City's Recommended Street Tree List and the City's Street Tree Plan.
- (2) Trees of the species listed in the Recommended Street Tree List or as otherwise determined by the Parks Department are required to be installed on principal, minor, and collector arterials, and on other streets as specified in neighborhood residential design standards, unless variations are approved by the Technical Committee in situations where tree species conflicts with utility lines, public access, driveways, or public street frontages.
- (3) On local streets not addressed in neighborhood standards, street trees on the Recommended Street Tree List may be planted by property owners, who are then responsible for maintenance of the trees in the street right-of-way..
- (4) Street trees shall be planted according to the guidelines outlined in the Landscape Standards.
- (5) Removal or excessive pruning of street trees without approval of the Administrator is prohibited.
- (6) The average spacing for street trees should be 30 feet on center and adjusted to allow for sight lines, utilities, traffic signs, light standards, driveways and other street appurtenances.
- (7) Trees on public streets shall be installed as follows:
  - (i) Deciduous trees shall be planted at least two feet from the back of curb to center of tree in tree pits that measure four by six feet.
  - (ii) Coniferous trees shall be planted at least seven feet from the back of curb.
  - (iii) Tree wells shall meet the specifications of City Standard Details
- (8) Planter strips and/or landscape strips shall be maintained by either the Home Owners Association or adjacent private property owner.

#### **10-100 Irrigation.**

- (1) All plants shall receive sufficient water to assure their survival. Planting areas over 500 square feet in size shall be irrigated with automatic systems designed to conserve water. The irrigation requirement may be modified or waived for planting areas with drought tolerant plants as long it is demonstrated to the Administrator that adequate water will be provided to ensure the plants' survival.
- (2) Where automatic irrigation is required, a subsurface irrigation or drip irrigation system shall be provided in accordance with all state and local rules, regulations

and ordinances including approved backflow devices. All irrigation systems shall include a rain sensor device. The system shall completely cover all planting areas requiring irrigation.

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## **Exhibit 2G**

### **DEFINITIONS**

#### **Administrator.**

Also, Code Administrator. Unless otherwise specified, the Administrator shall be the Director of Planning and Community Development or his/her designated representative.

#### **Advertise.**

To give information about the type, product line, quality or price of goods or services offered.

#### **Banner.**

A temporary sign made of cloth, fabric, paper, nonrigid plastic or similar types of material, designed to be displayed between two or more supports and/or affixed to a building or other structure or held by two or more persons. National flags and flags of political subdivisions are excluded.

#### **Changing Message Signs.**

Lighted or electronically controlled signs that contain messages, such as the date, time, temperature or commercial messages, and change within intervals of one minute or less.

#### **Color.**

Described in terms of hue, value and intensity. Hue refers to the identity of a color – i.e., red, blue, yellow, etc. Value is the lightness or darkness of a color, and intensity is the relative strength and purity of a color.

#### **Commercial Sign.**

A sign containing expression related to the economic interests of the advertiser and its audience or a sign proposing a commercial transaction.

#### **Construction Sign.**

A sign on the site of a construction project that identifies the project, its character, or its purpose, and that serves to promote pedestrian and vehicular safety by notifying the public that construction is taking place on the site.

#### **Directional Sign.**

A permanent sign not exceeding six square feet in area, without commercial message, that guides the public to a specific place such as an entrance, exit, parking or service area, or a particular aspect of a business or establishment such as a cocktail entrance.

#### **Flag.**

A piece of cloth or bunting often attached to a staff, with distinctive colors, patterns, or symbolic devices used as a national, state, municipal, and/or corporate symbol.

**Home Business.**

A business activity which results in a product or service and is conducted in whole or in part on a residential premises and is clearly subordinate to use of the premises as a residence.

**Indirectly Illuminated Sign.**

A sign which is lighted by source not seen directly.

**Legibility.**

The capability of a sign being read and understood.

**Marquee Sign.**

A sign which is integrated into a marquee or canopy and does not extend beyond the limits of the marquee or canopy.

**Multiple Tenant Building.**

A single structure housing more than one business, office, or commercial venture.

**Neon Sign.**

A sign with a light source supplied by a neon tube which is bent to form letters, symbols or other shapes.

**Off-Premises Sign.**

A sign, such as a billboard, which displays a message which is not incidental to the lawful use of the property on which it is located.

**On-Premises Sign.**

A sign which displays a message which is incidental to the lawful use of the property on which it is located.

**Political Sign.**

A sign which exclusively and solely advertises a candidate or candidate's public elective office, a political party, or promotes a position on a public, social, or ballot issue.

**Portable Sign.**

A sign which is capable of being moved easily and is not permanently affixed to the ground, a structure or a building.

**Projecting Sign.**

A sign other than a wall sign which is attached to and projects from a structure or building face at approximately a right angle. (A marquee sign is not considered a projecting sign.)

**Real Estate Sign.**

A portable or temporary sign that advertises real property for rent, lease, or sale.

**Roof Sign.**

A sign erected on or above a roof or parapet of a building or structure. (Signs attached to a pseudo-mansard roof are not included.)

**Setback.**

The distance between a property line and the corresponding parallel setback line.

**Sign.**

A communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premises or facility.

**Sign Area.**

The total area of a single face of a sign including the framing structure surrounding the face, measured as follows:

(1) *Freestanding and Projecting Signs.* If the sign is composed of three or less individual sign cabinets, the area of the sign shall be the combined area of all cabinets measured by the smallest square or rectangle that will enclose each cabinet. If the sign has more than three sign cabinets or modules, the area shall be the smallest single continuous square or rectangle that will enclose the entire perimeter of all cabinets or modules.

(2) *Wall Signs.* The sign area shall be the area contained within the smallest square or rectangle that will enclose the entire advertising message or decoration or the entire sign cabinet, provided that if the advertising message is composed of individual letters that use the wall as background with no added decoration, the total sign area shall be the combined area of the smallest squares and rectangles that will enclose each letter.

**Sign, Directional.**

A permanent sign not exceeding six square feet in area, without commercial message, that guides pedestrian or vehicular traffic with *directional messages*, such as "one-way," or "exit only"; guides the public to specific on-site locations such as an entrance, exit, parking or service area, or to a particular aspect of a business or establishment such as a cocktail entrance; or that contains non-commercial information or directions provided by a public agency, such as safety warnings or user rules and regulations.(SMP)

**Sign Height.**

The vertical distance from the grade below the sign to the uppermost module, cabinet or character.

**Sign, Informational.**



A sign not exceeding six square feet in area commonly associated with, but not limited to, information and directions necessary or convenient for visitors coming on the property, including signs marking entrances and exits, parking areas, circulation direction, rest rooms, and pickup and delivery areas. (SMP)

**Sign, Interpretive.**

A permanent sign not exceeding six square feet in area, without commercial message, located on a publicly accessible site, that provides public educational and interpretive information related to the site on which the sign is located, such as information on natural processes, habitat restoration programs, or cultural history, or that is associated with an adopt-a-stream, adopt-a-park or similar agency-sponsored program. (SMP)

**Temporary Sign.**

Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs.

**Third Party Sign.**

A sign identifying an enterprise and includes a sponsoring advertisement, such as Coca Cola or 7-Up.

**Under Marquee Sign.**

A sign which is suspended from a marquee or canopy but does not extend beyond the horizontal limits of the marquee or canopy.

**Wall Sign.**

A sign attached to a wall or facade with its face parallel to the wall plane and projecting no more than one foot.

**NEW PROPOSED DEFINITIONS**

**Abandoned sign;** means any sign that advertises a business, lessor, owner, product, service or activity that is no longer located on the premises where the sign is displayed.

**Advertising copy:** means any words, numbers, letters, figures, symbols, logos, trademarks, graphics and/or written copy that promotes or identifies the sign user or any product or service that provides information about the sign user, the building or the products or services available.

**Alpha-numeric building identification signage:** means letters or numerals or a combination of both that provide building identification and contain no advertising copy. (For example, an address or suite number).

**Alteration, Sign:** means any change of copy, sign face, color, size, shape, illumination, position, location, construction, or supporting structure of any sign.

**Animated Sign:** means any sign with scrolling copy or illustrations, flashing or blinking lights, any showing of motion or the illusion of motion, or that revolves, rotates, or turns.

**Awning sign:** means a temporary or permanent roof-like protective covering constructed of metal or wood or other material supported by a rigid material extending from all or a portion of a building such as a door, entrance, window, or outdoor service area and supported entirely or in part by the exterior wall of the building. A sign on an awning shall be considered to be a wall sign.

**Blade/bracket sign:** means a small, pedestrian-oriented sign (i.e., six square feet or less) that projects perpendicular from a structure (bracket sign) or is hung beneath a canopy or marquee (blade sign).

**Cabinet sign (can sign):** means a sign that contains all the text and/or logo symbols within a single enclosed cabinet

**Channel letters:** means three-dimensional individually cut letters or figures affixed to a structure.

**Directory sign:** means a sign that lists the tenants of a multiple tenant building or center.

**Double-faced sign:** means a sign constructed to display its message on the outer surfaces of two identical and opposite parallel planes.

**Edge of roof:** On a pitched roof, the lowest portion of the fascia board covering the roof rafters, or if no fascia board exists, the lowest point of the roof rafters. On a flat roof, the top of the parapet wall or three feet above the roof deck

**External illumination:** means the method of illuminating a sign where the light source is separated from, and is external to the sign structure by using a floodlight or by being back-lit.

**Facade** means the entire building frontage or street wall face, including the area from finished grade at the point of contact with the building to the top of the parapet, or eaves and the entire width of the building elevation. Towers, cupolas, parapets, pitched roofs, trusses, poles, chimneys and other architectural, artistic or mechanical features shall not be counted towards the facade area.

**Freestanding sign:** means a pole, pylon, ground or monument sign supported by the structures or supports that are placed on, or anchored in, the ground and that are independent from any building or structure.

**Inflatable sign:** means any sign and/or sign structure constructed of a canvas, rubber or other light material capable of sustaining an inflated state for any period of time either through the use of gas or hot/cold air, the purpose of which is to aid the establishment in promoting the sale of products, goods, services or events, or to identify a building.

**Internally illuminated sign:** means a sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign.

**Monument sign:** means a freestanding sign placed on or anchored to the ground.

**Nonconforming sign:** means an advertising structure or sign which was lawfully erected and maintained prior to the adoption of this Zoning Ordinance, and which has subsequently come under the requirements of this Zoning Ordinance, but does not now completely comply.

**On-premises sign:** means a sign that carries advertisements or information incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted at, services rendered, goods sold or produced on the premises, or name of the person, firm or corporation occupying the premises.

**Open house sign:** means a sign that advertises residential property for sale, lease, or rent, the purpose of which is to direct potential buyers or lessees to the residential premises for sale or rent and where the real estate agent, property manager, or owner is physically in attendance at the premises for sale, lease or rent.

## **Signs**

### **20D.160.10 Signs and Street Graphics.**

<u>20D.160.10-010</u>	Purpose.
<u>20D.160.10-020</u>	Applicability
<u>20D.160.10-030</u>	Administration
<u>20D.160.10-040</u>	Exemptions
<u>20D.160.10-050</u>	Prohibited Signs.
<u>20D.160.10-060</u>	Permitted Sign Charts
<u>20D.160.10-070</u>	General Sign Requirements.

<u>20D.160.10-080</u>	Permitted Temporary Portable and Temporary Freestanding Signs.
<u>20D.160.10-090</u>	Sign Programs.
<u>20D.160.10-100</u>	Removal and Disposal of Illegal Signs

**20D.160.20 Sign Design Standards**

<u>20D.160.20-010</u>	Purpose and Intent
<u>20D.160.20-020</u>	Applicability
<u>20D.160.20-030</u>	Compliance
<u>20D.160.20-040</u>	Administrative Design Flexibility
<u>20D.160.20-050</u>	General Sign Design Standards

<u>20D.160.20-050(1)</u>	Purpose
<u>20D.160.20-050(2)</u>	Sign Compatibility
<u>20D.160.20-050(3)</u>	Sign Legibility
<u>20D.160.20-050(4)</u>	Sign Placement/Location/Size
<u>20D.160.20-050(5)</u>	Sign Color
<u>20D.160.20-050(6)</u>	Sign Materials
<u>20D.160.20-050(7)</u>	Sign Illumination

**20D.160.20-060 Design Standards for Specific Sign Types**

<u>20D.160.20-060(1)</u>	Introduction
<u>20D.160.20-060(2)</u>	Wall Signs
<u>20D.160.20-060(3)</u>	Projecting Signs
<u>20D.160.20-060(4)</u>	Blade Signs (Hanging Signs)
<u>20D.160.20-060(5)</u>	Awning Signs
<u>20D.160.20-060(6)</u>	Window Signs
<u>20D.160.20-060(7)</u>	Monument (Freestanding) Signs

**20D.160.10 Signs and Street Graphics.**

**20D.160.10-010 Purpose.**

The purpose of these sign regulations is:

- (1) To encourage the effective and creative use of signs as a means of communication in the city
- (2) To improve pedestrian and traffic safety by reducing signage or advertising distractions and obstructions that contribute to limited site visibility;
- (3) To maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth;
- (4) To minimize the possible adverse effects of signs on nearby public and private property; and
- (5) To enable the fair and consistent enforcement of these sign regulations.

#### **20D.160.10-020 Applicability.**

- (1) **Sign permits required.** All signs require building permits before being erected, altered or relocated. Signs altered as the result of a change of business or use at a site shall comply with this section or be removed. Building permit fees, procedures and enforcement or requirements are contained in RMC Title 15, Buildings and Construction. (Formerly 20C.20.230(10))
- (2) **New zones.** If a new zone is created after the enactment of this Chapter, the Administrator shall have the authority to make determinations as to the applicability of appropriate sign regulations based on the most analogous zone.
- (3) **Design Standards.** The sign design standards provided in this chapter will be used in the evaluation of Sign Permit applications to ensure that signs are well designed, compatible with their surroundings, and do not detract from the overall visual quality of the City.
- (4) **Minor Repairs.** The following minor repairs do not require a sign permit:
  - a. Replacement of a light bulb,
  - b. Repair of neon tubing if such repair does not alter the sign structure and design,
  - c. Replacement or repainting (repair) of existing individual letters, and
  - d. Painting of the base or support frame.
- (5) **Compliance.** All signs shall comply with this section.

#### **20D.160.10-030 Administration.**

All sign permits shall be reviewed under the procedures set forth in this Chapter. The Administrator shall review all sign permit applications under the design criteria of this Chapter, and shall approve those applications found to comply with the criteria. Applications found to conflict with the review criteria and requests to deviate from sign program requirements will be referred to the Design Review Board for consideration of approval. The Code Administrator and Design Review Board shall not place greater restraints on signs than provided by this Chapter.

#### **20D.160.10-040 Exemptions.**

The following signs are exempt from the requirements of this section:

- (1) **Seasonal Decorations.** Reasonable seasonal decorations within an appropriate holiday season or during a festival are exempt from this section as long as such displays are removed promptly at the end of the holiday season or festival;
- (2) **Street Furniture.** Sculptures, fountains, benches, lighting, mosaics, landscaping, artwork, and other street furniture and design features which do not incorporate advertising or identification;
- (3) **Signs Not Visible From Public Way.** Exterior and interior signs or displays not intended to be visible from public streets or public ways, signs in the

interior of a building more than three feet from the closest window and not facing a window, window displays and point of purchase advertising displays such as vending machines are exempt from the requirements of this section;

- (4) **Flagpoles.** Poles erected for the purpose of displaying patriotic or corporate flags;
- (5) **Certain Public Signs.** The following signs and displays are exempt from the requirements of this section: street signs and/or numbers, street address identification, traffic control and pedestrian signs and signals, governmental directional and/or way finding signs, public and legal notices and warnings required by a public process, signs required by law, and governmental flags.
- (6) **Gateway entrance signs.** Gateway signs, and all other wayfinding signs as provided for within the Redmond Wayfinding Design Manual.
- (7) **Address Verification Signs.** These signs are exempt if they are four square feet or less.
- (8) **Directional Signs.** Directional signs may be located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, service areas, and business locations and may not exceed six square feet in area. Such signs are exempt from the requirement of a sign permit if they do not contain a commercial message or the name of establishment.
- (9) **Parking Area Signs.** Where parking is separated from the business served, one off-premises sign is permitted for identification. Signs shall not exceed six square feet in area and are exempt from the requirement of a sign permit if there is no commercial message.
- (10) **Window Signs.** Permanent and temporary window signs and graphics are exempt from the requirement of a sign permit, however, home businesses are prohibited from using window signs and/or window graphics.
- (11) **Incidental Signs.** Small signs of a noncommercial nature without advertising intended primarily for the convenience of the public and have a maximum area of six square feet are exempt from the requirement of a sign permit. Included are signs designating restrooms, hours of operations, entrances and exits to buildings and parking lots, help wanted, public telephones, etc. Also included are property control and warning signs such as "no trespassing," "no dumping," etc., and plaques, tablets or inscriptions which are an integral part of a building or are attached flat to the face of a building, walkway or street. Resident name identification signs are exempt and are considered incidental signage providing that they do not exceed six square feet and are placed entirely on the resident's property.
- (12) **Construction Safety Signs.** Construction safety signs providing notice to the public that construction is occurring on the site and that caution is warranted.

#### **20D.160.10-050 Prohibited Signs.**

The following signs are prohibited:

- (1) **Animated Signs.** No sign shall be animated, revolve or rotate either mechanically or by illumination except the movement of the hands of a clock, digital changers and barber poles.
- (2) **Temporary Portable Signs.** Temporary portable signs not meeting the requirements of this Chapter.. This prohibition includes, but is not limited to, portable readerboards, signs on trailers, banners and sandwich boards.
- (3) **Signs on Utility Poles.** Signs on utility, street light and traffic control standards or poles are prohibited, except for those of the utility or government.
- (4) **Signs Not Meeting the Requirements of This Section or That Are Legal Nonconformance's.** The following signs are unlawful: signs that do not comply with the conditions of their permits; signs erected, altered or relocated without a permit and not in compliance with this section; signs which were lawful under prior sign codes, but which have been altered or relocated so that the sign is not in compliance with this section; and signs that identify and advertise activities, products, businesses, or services which have been discontinued, terminated or closed for more than 60 days on the premises upon which the signs are located.
- (5) **Streamers, Pennants and Banners.** Displays of banners, festoon flags, flags, posters, pennants, ribbons, streamers, strings of lights (except as provided in seasonal decorations), chasing strobe or scintillating lights, flares, balloons, bubble machines, and similar devices are prohibited when the same are visible from any off-site location, including, but not limited to, any public right-of-way. Where such signs or devices are not visible from public rights of way, this prohibition does not apply. For purposes of this subsection, a single, integrated development that does not contain or cross public rights-of-way is considered a single site even where the development spans more than one contiguous parcel. This section shall not prohibit the use of displays in a parade.
- (6) **Traffic-Like Signs.** Signs which by reason of their size, location, movement, content, coloring or manner of illumination may be confused with a traffic control sign, signal, or device, or the light of an emergency vehicle, or which obstruct the visibility of any traffic or street sign or signal are prohibited.
- (7) **Obscene Signs.** Signs which bear or contain statements, words or pictures which are obscene under the prevailing statutes or U.S. Supreme Court decisional law are prohibited.
- (8) **Abandoned signs or signs displaying a business that is no longer in operation at the location of the sign.**
- (9) **Signs attached to or strung in between trees.**
- (10) **Signs attached to fences, with the exception of temporary construction signs (for safety purposes).**
- (11) **Signs wholly or partially above a roofline.** All rooftop signs, including those painted on a rooftop are illegal.
- (12) **Signs/devices that are inflated, or balloons, whether on the ground or on a building or vehicle, that are used to attract attention to a particular business, product, or service.**

- (13) Signs used in a home business  
 (14) Any sign placed or attached to a vehicle, vessel, or trailer parked on public or private property for the sole purpose of advertising a business, product, or service identification.

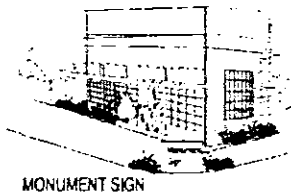
#### 20D.160.10-060 Permitted Sign Charts.

The Permitted Sign Charts establish sign type, number, area, height and location requirements for the various zoning districts and is incorporated as a part of this section.

Residential land uses not referenced to in the following permitted sign charts are not permitted to have signs, unless allowed elsewhere in this section.

Standards for properties in Transition Overlay Areas can be found in Section \_\_\_\_\_ of the Zoning Code, Transition Overlay Areas.

### Free Standing/Monument Signs

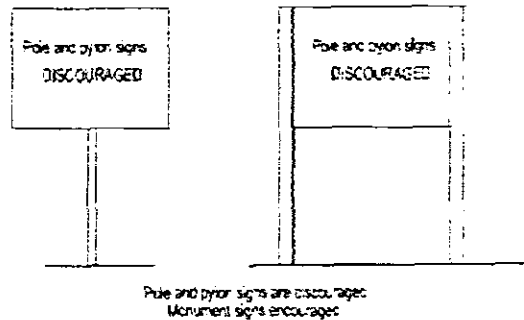


Zone	Maximum Number of Monument Signs per Street Frontage per Establishment	Minimum Setback from Property Line in Feet	Maximum Height of Sign in Feet	Maximum Size per Sign Face (square feet)	Maximum Number of Sign Faces
GC; NC; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	5	A height equal to the sign setback up to 10 feet	The smaller of 1% of the average gross floor area or 25% of lineal street frontage where the sign is to be placed up to a maximum of 75 sq. ft.; but in any event, 25 sq. ft. is permitted	4
OT; TWNC; NC; AP; MP; I; BP; OBAT; R-20; R-30	1	5	A height equal to the sign setback up to 10 feet	The smaller of 1% of the average gross floor area or 25% of lineal street frontage where the sign is to be placed up to a maximum of 50 sq. ft.;	4



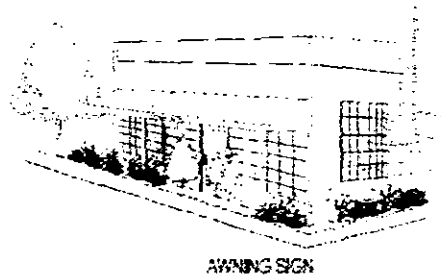
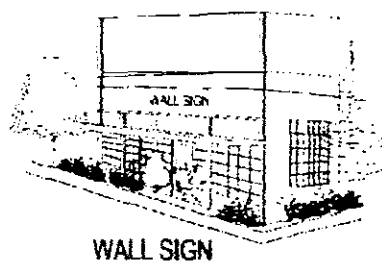
			feet	but in any event, 25 sq. ft. is permitted	
UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	10	10	25	2

Individual businesses in multiple-building complexes are not permitted to have freestanding/monument signs. In addition, Sign Programs are required for multiple tenant buildings and multiple building complexes.



Individual businesses that choose to have a freestanding or monument sign may also have a maximum of one pedestrian oriented blade sign or a pedestrian oriented bracket sign per facade. Businesses that choose a pole sign shall not be permitted to have a pedestrian oriented blade sign or a pedestrian oriented bracket sign.

## Wall/Awning Signs

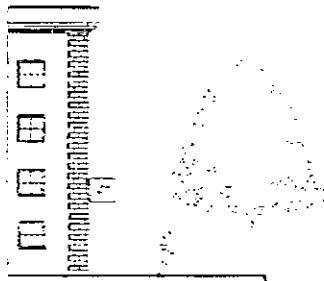


Zone	Maximum Number of Wall or Awning Signs per Facade	Maximum Sign Area (Square Feet)	Maximum Sign Height (feet)

GC; NC; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	The larger of 15 percent of the facade to which attached or 60 sq. ft. up to a maximum of 300 sq. ft.	Top of the wall or facade to which attached
OT; TWNC; NC; AP; MP; I; BP; OBAT; R-20; R-30	1	The larger of 15 percent of the facade to which the sign is attached or 30 sq. ft. up to a maximum of 100 sq. ft.	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	60	20

Individual businesses are allowed either one wall sign or one awning sign per façade. In addition, each individual business is allowed a maximum of either one pedestrian oriented blade sign or one pedestrian oriented bracket sign per façade.

## Projecting Signs



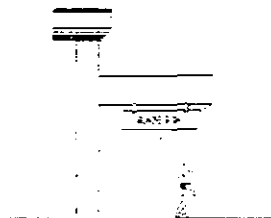
PROJECTING SIGN

Zone	Maximum Number of Projecting Signs per Facade	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (square feet)	Maximum Height (feet)
GC; NC; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	15	30	Top of the wall or facade to which attached
OT; TWNC; NC; AP; MP; I; BP; OBAT; R-20; R-30	1	15	30	Top of the wall or facade to which attached
Nonresidential	1	25	50	20

Uses in UR; RA-5; R-1 – R- 18; RVT; CTR; EH				
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Individual businesses that choose to have a projecting sign instead of a wall or awning sign shall not be permitted to have a pedestrian oriented blade sign or a pedestrian oriented bracket sign.

## Blade Signs



BLADE SIGN

Zone	Maximum Number of Blade Signs per Façade*	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (square feet)	Maximum Height (feet)
GC; NC; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	6	12	Top of the wall or facade to which attached
OT; TWNC; NC; AP; MP; I; BP; OBAT; R-20; R-30	1	6	12	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	6	12	20

\* An individual business that chooses a wall sign or an awning sign may also have a maximum of one pedestrian oriented blade sign or one pedestrian oriented bracket sign per façade.

## Bracket Signs



LOGO & BRACKET SIGN

Zone	Maximum Number of Bracket Signs per Façade*	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (square feet)	Maximum Height (feet)
GC; NC; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	6	12	Top of the wall or facade to which attached
OT; TWNC; NC; AP; MP; I; BP; OBAT; R-20; R-30	1	6	12	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	6	12	20

\*An individual business that chooses a wall sign or an awning sign may also have a maximum of one pedestrian oriented blade sign or one pedestrian oriented bracket sign per façade.

## **20D.160.10-070 General Sign Requirements.**

**The following are general requirements for various types of signage. Please refer to Section 20D.160.10-040 for signs that are exempt from needing a permit, and Section 20D.160.10-050 for signs that are prohibited.**

- (1) **Street Address Identification.** Each residence, building, business, or complex of buildings shall display and maintain an on-premises street address number identification. The number or letters shall be visible from the street and be at least four but not greater than 12 inches high and of a color contrasting with the background upon which placed.
- (2) **Changing Message Signs.** Changing message signs such as the movement of the hands of a clock or digital changes indicating time, date and temperature are permitted.
- (3) **Lighting Restrictions.** No person shall construct, establish, create, or maintain any stationary exterior lighting or illumination system or any interior system which is intended to be viewed from a public street, highway or other public thoroughfare used for vehicular traffic when such system contains or utilizes:
  - (a) Any exposed incandescent lamp with a wattage in excess of 25 watts unless a dimmer or sun screen is attached;
  - (b) Any exposed incandescent lamp with an internal metallic reflector;
  - (c) Any exposed incandescent lamp with an external reflector;
  - (d) Any revolving beacon light; any continuous or sequential flashing operation in which more than one-third of the lights are turned off at one time and/or which uses light of more than 25 watts; or
  - (e) Any strobe light.

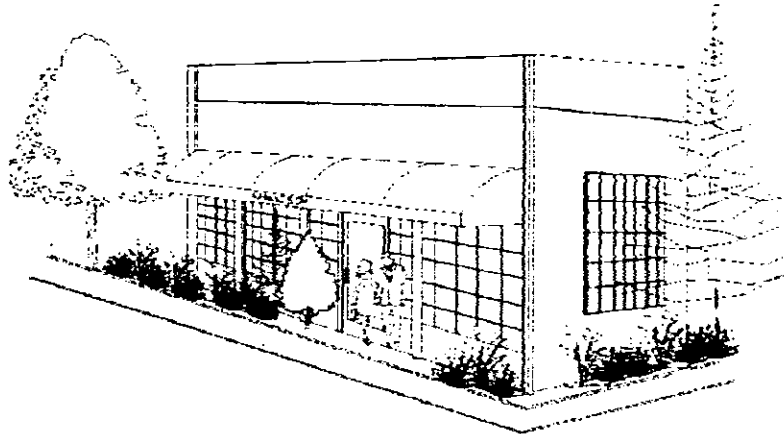
These provisions shall not apply to: lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, highway or street illumination; electronic information systems which display the time of day and/or the atmosphere temperature or programmable electronic messages of a public service or commercial nature; or temporary lighting used for repair or construction as required by governmental agencies.

- (4) **Permanent Subdivision or Neighborhood Identification Signs.** Permanent freestanding or monument signs, including those for short subdivisions, may be placed at the major entrances to the subdivision or neighborhood on arterial and collector streets. The signs shall be located outside the right-of-way, and be no more than 10 feet in height or length, and not exceed 60 square feet per face or 120 square feet in total area of all sign faces.

- (5) **Readerboards.** Readerboards are signs in which the sign copy or content can be readily and frequently changed. Readerboards are permitted subject to the size and location requirements of this section, as long as they are incorporated within the sign area of an allowable monument or freestanding sign.
- (6) **Sight Clearance.** All freestanding or monument signs shall comply with the Sight Clearance at Intersections requirements as adopted within the Code in Section \_\_\_\_\_.
- (7) **Sign Maintenance.** Signs shall be maintained in a state of good repair. Those signs found to be deteriorated or unsafe shall be repaired or removed by the owner within five days after receiving notice from the City. The premises surrounding a freestanding sign shall be free of litter, and any landscaped area shall be maintained.
- (8) **Wall Mounted Signs.** Wall mounted signs shall not extend above the height of the facade or wall to which attached.
- (9) **Projecting Signs and Marquees.** Projecting signs and marquees may not extend more than five feet from a building facade and shall have a minimum clearance of eight feet above sidewalks. Projecting signs and marquees shall not extend into a public right-of-way without the approval of the Technical Committee. Projecting signs shall have no visible angle irons, wire, bracing, or standard support structure except those that are an integral part of the overall design such as decorative metals or wood. Under marquee signs shall be considered blade signs.
- (10) **Freestanding/Monument Signs.** Freestanding/Monument signs shall be of a style, material and design compatible with the associated building. All sign and support elements are to be integrated into a single design. Auxiliary projections or attachments not a part of that design shall not be erected without a building permit. Freestanding/Monument signs shall not be oriented solely towards a freeway and then shall not extend into a public right-of-way.
- (11) **Multiple Building Complexes and Multiple Tenant Buildings.** Each multiple building complex is permitted one freestanding sign on each street on which it adjoins and has access. However, the Technical Committee may permit one additional sign per street frontage when the respective frontage is at least 300 lineal feet in length. Individual businesses and buildings in such a complex are not permitted individual freestanding or monument signs. Each multiple tenant building, unless it is a part of a multiple building complex, is permitted one freestanding sign on each street on which it adjoins and has access. Individual businesses in such a building are not permitted individual freestanding or monument signs. Signs shall be based on a uniform sign

concept approved by the Design Review Board that shall be known as the approved "Sign Program." All subsequent tenant signs must conform to the approved sign program in addition to the sign review criteria defined in the Sign Program section of this Chapter, unless a modification from the sign program has been requested by the property owners.

- (12) **Marquee, Canopy, and Awning Signs.** Marquee, canopy, and awning signs shall be considered wall signs for the purpose of determining sign area.



AWNING SIGN

- (13) **Service Organization Signs.** Service, fraternal, and similar organizations located in the City may erect signs at City entrances only as follows: there shall be one standard no higher than 10 feet that shall carry all of the signs for the subject organizations; there shall be no more than one standard per entrance; each organization sign, symbol, or emblem shall not exceed two square feet in sign area.

**20D.160.10-080 Permitted Temporary Portable and Temporary Freestanding Signs.**

Temporary portable signs, exempt from the requirement of a sign permit, unless otherwise provided, are permitted in any zone subject to the following requirements:

- (1) **Temporary Portable Commercial, Real Estate and Construction Signs.** Temporary signs advertising construction project sites, and temporary portable signs advertising business locations, and the sale or lease of commercial or residential premises are permitted only as follows:
- (a) **Number.** The number of temporary portable commercial, real estate, and construction signs allowed shall be as follows, provided, that nothing herein shall be construed as authorizing the display of signs

otherwise prohibited under applicable provisions of this code, including but not limited to home business signs:

(i) For any business, or real estate unit, located in the UR, DT, NC, GC, OV, OBAT, GDD, BCDD, BP, MP, or I zoning districts, no more than one temporary portable commercial or real estate sign shall be allowed for each business location or real estate unit offered for sale or lease, provided, that a maximum of one portable sign shall be allowed for any multi-unit complex notwithstanding the number of rental or dwelling units therein currently available for sale or lease. For each multi unit complex, one temporary freestanding "for sale" or "for lease" sign may be displayed per street frontage.

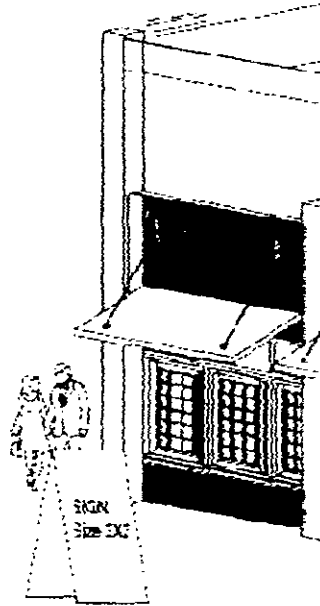
(ii) For any business or real estate unit located in the RA-5, R-1, R-2, R-3, R-4, R-5, R-6, R-8, or R1N zoning districts, no more than three temporary portable commercial or real estate signs shall be allowed for each business location or real estate unit offered for sale or lease. For each single family residential site, one temporary freestanding "for sale" or "for lease" sign may be displayed per street frontage.

(iii) For any business or real estate unit located in the R-12, R-18, R-20, or R-30 zoning districts, no more than one temporary portable commercial or real estate sign shall be allowed for each business location or real estate unit offered for sale or lease, provided, that a maximum of one temporary portable sign shall be allowed for any multi-unit residential apartment or condominium complex notwithstanding the number of rental or dwelling units therein currently available for sale or lease. For each multi unit residential apartment or condominium complex, one temporary freestanding "for sale" or "for lease" sign may be displayed per street frontage.

(iv) For any construction site located in any zoning district within the City limits, no more than two temporary construction signs shall be allowed for each construction project site.



(b) Size.



**SANDWICH BOARD SIGN**

- (i) Commercial and real estate temporary portable signs shall not exceed six square feet per sign face, and no such sign shall contain more than two sign faces. Commercial and real estate temporary portable signs shall not exceed six feet in height, measured from the pre-existing ground level to the top of the sign.
  - (ii) Temporary construction signs in the UR, DT, NC, GC, OV, QDD, OBAT, GDD, BCDD, BP, MP, I, R-12, R-18, R-20, and R-30 zoning districts shall not exceed 32 square feet per sign face, shall not contain more than two sign faces, and shall not exceed 10 feet in height when measured from pre-existing ground level to the top of the sign.
  - (iii) Temporary construction signs located in the R-1 through R-8 zoning districts when associated with a subdivision shall not exceed 32 square feet per sign face, shall not contain more than two sign faces, and shall not exceed 10 feet in height when measured from pre-existing ground level to the top of the sign.
  - (iv) Temporary construction signs located in the R-1 through R-8 zoning districts when not associated with a subdivision shall not exceed six square feet per sign face, shall not contain more than two sign faces, and shall not exceed six feet in height when measured from pre-existing ground level to the top of the sign.
- (c) Location. No temporary portable commercial, real estate or construction sign shall be located within vehicle lanes, bikeways, trails.

sidewalks or median strips. No temporary portable commercial, real estate or construction sign shall block driveways or be affixed to utility poles, trees or traffic signs. Construction temporary signs may be affixed to fencing on a construction site, but no commercial or real estate temporary portable sign shall be affixed to a fence. No temporary portable commercial, real estate, or construction sign shall be strung between trees.

- (i) Temporary portable commercial, real property, and construction signs may be displayed only if the business, real property, or construction site to which they relate is located within Redmond City limits.
- (d) Festoons Prohibited. The use of balloons, festoon flags, flags, pennants, lights or any other stand alone display or attached display on a commercial, real estate or construction temporary portable sign is prohibited.
- (e) Animation Prohibited. No commercial, real estate or construction temporary portable sign shall be displayed while being rotated, waved, or otherwise in motion.
- (f) Duration.
  - (i) Commercial temporary portable signs may be displayed only during the hours when the commercial establishment to which they relate is open for business.
  - (ii) Real estate temporary portable signs may be displayed only during the hours when the real estate to which they relate is the subject of an open house or when a complex manager is available to show the unit.
  - (iii) Temporary construction signs may be displayed only during the period between issuance of construction permits and issuance of a certificate of occupancy or final inspection approval for the construction.
  - (iv) Temporary freestanding real estate signs may be displayed the entire time the underlying property is for sale.
- (g) Nonconforming Signs – Amortization. All temporary portable signs which are legally nonconforming as of the effective date of this subsection (g) shall be removed or brought into compliance. A legally nonconforming sign shall immediately lose its legal nonconforming status and shall be brought into compliance with current regulations whenever:
  - (i) The sign is replaced with another sign; or
  - (ii) A change in copy, placard, or structure occurs; or
  - (iii) The sign requires repairs beyond normal maintenance; or
  - (iv) The sign is expanded or moved.

Normal maintenance such as cleaning, painting or repair of broken placards, without any change in copy, is allowed so long as the repairs do not modify the sign structure.

- (2) Major Land Use Action Notice. Where required, within the Code, public notice signs which describe proposed major land use actions and public hearing dates are permitted. The sign or signs shall comply with the standards contained within the Code.
- (3) Political Signs.
  - (a) On-Premises Signs. On-premises political signs located at the headquarters of a political party, candidate for public elective office, or a public issue decided by ballot are permitted. All on-premises political signs shall comply with the dimensional and locational requirements of the sign district in which located.
  - (b) Off-Premises Signs.
    - (i) Location. Permits for political signs are not required. Political signs may not be placed on private property without the permission of the property owner. Political signs may not be located so as to impede driver vision or represent an obstruction or hazard to vehicular or pedestrian traffic. On public property not part of the public right-of-way, relevant City departments may designate an area or areas for the placement of political signs in order to ensure that placement will not interfere with the intended use of that land.
    - (ii) Size/Spacing. Political signs shall not exceed six square feet in size. No political sign may exceed six feet in height, measured from the pre-existing ground level to the top of the sign.
    - (iii) Removal of Election Signs. Off-premises political signs shall be removed within seven days of the date of the election to which the sign pertains. Failure to remove political signs within the time limit provided shall constitute a violation of this code and shall be punishable as such. In the event that City personnel are required to remove signs from public rights-of-way after expiration of the time limit for removal, all costs associated with such removal shall be the responsibility of the candidate or campaign organization for whom the sign was posted and shall be collected in addition to any other penalty applicable to failure to remove the sign.
    - (iv) Public Works Projects. The Public Works Department may remove signs from public rights-of-way in order to conduct periodic maintenance activities. Signs removed for this purpose may be picked up at the City's Maintenance and Operations Center and returned to their prior location if still within the removal deadline. The Public Works Department may permanently remove political signs from public rights-of-way for the purpose of carrying out major public works projects. Political signs removed for this purpose will be held and made available for pick up at the City's Maintenance and Operations Center until 14 days following the next election.
    - (v) Removal of Signs in Disrepair. The Public Works Department may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this

subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over, or in any other state in which its message has ceased to be readable or legible.

- (4) Temporary Window Signs. Temporary window signs shall not be included in the sign area for each facade
- (5) Signs on Kiosks. Temporary signs on kiosks are permitted but the signs shall not exceed four square feet in area.
- (6) Temporary Uses and Secondary Uses of Schools, Churches, or Community Buildings. Temporary signs relating directly to allowed temporary uses under these regulations and secondary uses of schools, churches, or community buildings may be permitted for a period not to exceed the operation of the use. The signs need not be processed through the Design Review Board and are subject to the following requirements:
  - (a) Signs must be portable in nature.
  - (b) No more than one on-premises sign and one off-premises sign shall be permitted per temporary use, except by virtue of having been in consistent operation prior to the existence of this chapter, and due to the fact numerous individual operators participate in the operation, the open air crafts and farmer's market, commonly known as the Saturday Market, shall be allowed two on-premises signs in addition to one off-premises sign.
  - (c) No sign shall exceed six square feet per sign face.
  - (d) Maximum sign height shall be six feet measured from the pre-existing ground level to the top of the sign.
  - (e) Signs shall not be portable readerboard types, electrical or neon. Only indirect lighting is allowed.
  - (f) Sandwich board or "A" board signs may be used in compliance with this subsection, Temporary Uses and Secondary Uses of Schools, Churches, or Community Buildings, provided they are used only during the days the temporary or secondary use occurs and are removed after the use ceases for each day.
- (7) Any temporary sign not otherwise provided for under subsections (1) through (6) of this section shall meet the requirements for commercial signs set forth in subsection (1) of this section.
- (8) This section shall not be construed as permitting any sign otherwise prohibited

#### **20D.160.10-090 Sign Programs**

- (1) **Purpose and Intent.** A Sign Program is intended to integrate the design and placement of signs proposed within a multi-tenant or multi-building development project. A Sign Program provides a means for defining common sign regulations for multi-tenant projects, to encourage maximum

incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the intent of this Chapter.

- (2) **Applicability.** The approval of a Sign Program shall be required whenever any of the following circumstances exist, or whenever an applicant requests the approval of a Sign Program:
  - (a) Two or more separate tenant spaces are to be created on the same parcel;
  - (b) Two or more separate tenants spaces are to be created within the same building
  - (c) Two or more buildings are designed to be created on the same parcel
- (3) **Approval authority.** A Sign Program shall be reviewed and approved, modified, or denied by the Design Review Board using the Type I process set forth in the Zoning Code.
- (4) **Application requirements.** An application for a Sign Program shall include all information and materials required by the Administrator. At minimum, the following shall be required:
  - (a) A vicinity map/site plan
  - (b) Sign Program Text
    - (i) Types of signs permitted (wall, canopy/awning, window, freestanding, sandwich board, etc.)
    - (ii) Sign area, letter/sign size, and logo size standards
    - (iii) Types of illumination permitted
    - (iv) Landlord and City approval language (including need for permits)
    - (v) Prohibited signs
  - (c) Sign Program Elevation Drawings
    - (i) Each building elevation showing where signage is proposed to be placed
    - (ii) Each monument sign proposed
- (5) **Standards.** A Comprehensive Sign Program shall comply with the following standards:
  - (a) The program shall comply with the purpose of this Chapter, the Sign Design Standards and the overall intent of this Section;
  - (b) The signs shall enhance the overall development/project, by being designed and placed with the architecture of the building(s) in mind, as well as creating an attractive and consistent appearance of all the tenant signage in the development/project.
  - (c) The Sign Program shall accommodate future revisions that may be required because of changes in use or tenants.
- (6) **Revisions to comprehensive sign programs.** Revisions to a Sign Program may be approved by the Administrator if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the review and approval of a new Sign Program.

#### **20D.160.10-100 Removal and Disposal of Illegal Signs.**

- (1) Any sign on public property or within a public right-of-way or easement, including utility poles within a public right-of-way or easement, that violates the Redmond Community Development Guide or Redmond Municipal Code may be removed by the City without notice.
- (2) If the owner can be determined, the City shall store the illegal sign for 30 calendar days after the day the sign was removed and notify the advertiser that the City is storing the sign and the time and location where the sign can be retrieved. The advertiser may retrieve the sign during any working days within this 30-day period.
- (3) To reimburse the City for the costs of removing and storing the sign, an advertiser retrieving a sign shall pay the City a \$50.00 fee for each sign removed to compensate the City for its costs. This fee is a reimbursement of City costs and shall not be considered a penalty. This fee shall be paid in addition to any penalty levied.
- (4) If the City's determination that the sign is illegal is appealed and the decision maker determines the sign is not illegal, the advertiser shall not have to pay the fee. If the fee has been paid, the City shall reimburse the advertiser. Any appeals of the City's determination that the sign is illegal shall not stay the requirement to comply with the Redmond Community Development Guide or Redmond Municipal Code.
- (5) If the advertiser cannot be determined or the sign is not picked-up by the advertiser within the time period set by subsection (2), Removal and Disposal of Illegal Signs, the City shall dispose of the sign. The removal and disposal of signs is an enforcement mechanism and is not a penalty. The placement of illegal signs may be subject to the penalties provided for in Chapter 1.14 RMC in addition to the removal and disposal of illegal signs.
- (6) The City and its officers, employees, or contractors shall not be responsible for any lost or damaged signs located on public property, public rights-of-way, or public easements while on the property, right-of-way or easement or in City custody.

#### **20D.160.20 Sign Design Standards.**

##### **20D.160.20-010 Purpose and Intent**

The purpose and intent of this section is to:

- (1) Establish design standards for sign design to guide preparation and review of all applicable development applications;
- (2) Ensure that sign design proposals adhere to the intent and purpose of the Zoning Code in relation to signs;
- (3) Ensure that building and site signs are of a character and scale that is appropriate to their use and to the site;

- (4) Ensure that sign scale, orientation and lighting do not adversely impact the natural and aesthetic qualities of adjacent critical areas, shorelines, or other natural open space.
- (5) Assist business owners and sign designers to better understand the City's expectations for well designed, high quality signs;
- (6) Assist those with the responsibility of reviewing sign permit applications to have established criteria with which to judge the appropriateness of a sign's design;
- (7) Assist decision making by the decision makers in the review of sign and Sign Program applications.

#### **20D.160.20-020 Applicability**

- (1) The Sign Design Standards are applicable to all new signs and Sign Programs and the modification or reconstruction of existing signs throughout the City. The Sign Design Standards will be utilized during the City's review of Sign Permit applications or through the review of other permit applications or Sign Programs, when signs are part of a larger multiple tenant and/or multiple building project. Signs will be reviewed for their consistency with the Design Standards and the other requirements contained in the Sign Code.
- (2) The Sign Design Standards are intended to supplement the other provisions of this Chapter. The Standards establish criteria for the creation of well-designed signs and further clarify and support the intent of the City's sign regulations.
- (3) Signs not consistent with the Standards stated herein may be subject to Design Review Board review.
- (4) Signs may not be changed, or installed until the Administrator or his or her designee has approved the design and a sign permit (or other approval) has been issued and/or approved.

#### **20D.160.20-030 Compliance**

- (1) Compliance with Sign Design Standards. Decisions on Sign Permit and/or Sign Program applications requiring design review shall be made as provided in this section:
- (2) To achieve the Standard's purpose and intent, the Sign Design Standards are divided into the following sections:

- (a) **General Sign Design Standards**  
This section will describe basic sign design standards that are applicable to all signs, regardless of type.
  - (b) **Design Standards for Specific Sign Types**  
This section describes design standards specific to sign types.
- (3) Each criterion included is meant to indicate the preferred condition and the criteria together provide a common theme that illustrates the purpose and intent of the Sign Design Standards. Graphics are also provided to clarify the concepts behind the purpose and intent and design criteria. If there is a discrepancy between the text and the illustrations, the text shall prevail.
  - (4) All applications that require design review shall comply with the purpose and intent of the Sign Design Standards.
  - (5) If "shall" is used in the design criterion all applications shall comply with that specific design criterion if it applies to the application unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section and the purpose of the design category.
  - (6) If "should" is used in the design criterion there is a general expectation that utilizing the criterion will assist in achieving the purpose and intent statement; however, there is recognition that other solutions may be proposed that are equally effective in meeting the purpose and intent of the Sign Design Standards.
  - (7) The applicant has the burden of proof and persuasion to demonstrate that the application complies with the purpose and intent statement.
  - (8) Where the decision maker concludes that the application does not comply with the purpose and intent statement or the design criteria that use the word "shall," the decision maker may condition approval based on compliance with some or all of the design criteria, or the decision maker may deny the application.

#### **20D.160.20-040 Administrative Design Flexibility**

If the Administrator or Design Review Board makes a recommendation to allow a Sign Permit or Sign Program to deviate from the Sign Design purpose and intent requirements, the recommendation shall be based on the following:

- (1) The application of certain provisions of the Development Guide would result in practical difficulties or unnecessary hardships inconsistent with



the general purpose and intent of the underlying zone and of the design standards.

- (2) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
- (3) Permitting a minor variation will not be contrary to the objectives of the design standards.
- (4) The minor variation protects the integrity of a historic landmark or the historic design subarea.

#### **20D.160.20-050 General Sign Design Standards**

##### **(1) Purpose**

This section provides basic design guidance for all signs, regardless of specific type or location within the community. The guidelines address issues related sign legibility, placement on the facade, color and materials, and effective illumination.

##### **(2) Sign Compatibility**

- (a) In a multi-tenant complex, no sign shall dominate the façade, unless the business it advertises is designated a major or anchor tenant by the property owner due to the size of the tenant space as compared with the other tenant spaces.
- (b) Signs shall be designed to be consistent with the building design in terms of relative scale and overall size.
- (c) Signs should complement and not detract from the materials, and colors of the building to which they will be attached.
- (d) All signs should enhance and not detract from the building's architectural design. Signs should reflect the character of the building.
- (e) Signs shall not obscure or cover architectural features of the building.
- (f) For historic landmarks and the Old Town zone, signs should be consistent with the historic character of the landmark and/or zone. Preferred signage in the Old Town zone includes window signage, painted signage on wooden facades, wood signs, signs on awnings, signs lit by sources other than the sign itself, or decorative signs hung

perpendicular to the building façade are encouraged. Wood facsimile products may be an acceptable substitute. Use of backlit plastic wall signs, extruded aluminum, changing message, or other newer technology signs should not be allowed. Use of neon signs should be limited to window signs or art deco styled buildings.

- (g) Home businesses shall not have any signage in order to maintain the residential character of the neighborhood in which it is located.
- (h) Sign Programs shall be required for all new multiple tenant buildings and/or multiple building complexes. Sign Programs serve to create a coordinated project theme of uniform design elements such as lettering style and placement.
- (i) Creative design is encouraged. Imaginative and innovative signs will be allowed as long as the applicant considers the scale proportions and character of signage on the building/site in question. Applicants are also encouraged to consider the scale proportions and character of signage in the surrounding vicinity as well.

### (3) Sign Legibility

- (a) Use a brief message. Signs should use the fewest words possible. A sign with a brief, succinct message is simpler and faster to read, looks cleaner, and is more attractive. Signs should be used primarily for the purpose of identification or conveying recognition of a particular development or business. The Primary sign message shall contain only the business name. If secondary signage is needed to describe the business use, it should be the same size or smaller than the primary business message. Other information, such as product listing, services, slogans, phone numbers, internet information, third-party advertising, etc. shall be placed inside the windows or on permitted temporary signs for communication purposes, rather than on the exterior building façade or on a freestanding or monument sign.
- (b) Ensure legibility. An effective sign should do more than attract attention; it should communicate its message clearly, and ensure that signs are easy to read.
- (c) Use easy to read lettering styles. Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
- (d) Avoid spacing letters and words too close together. Crowding of letters, words, or lines will make any sign more difficult to read.

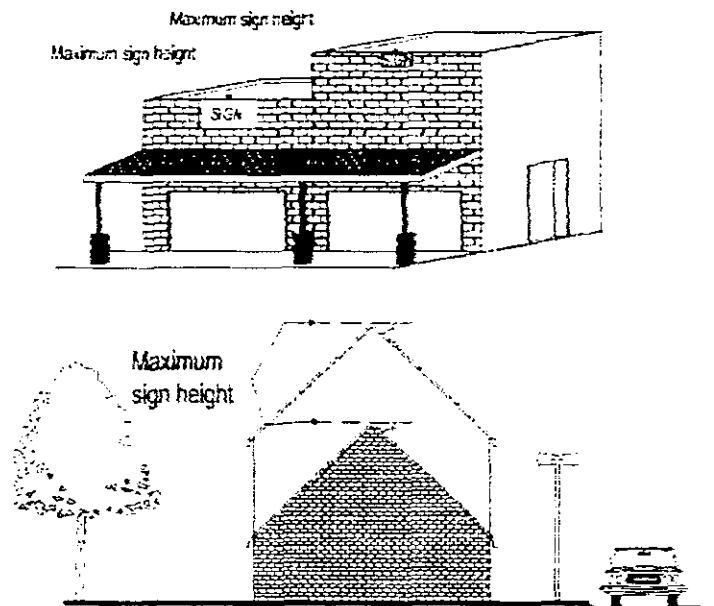
- (e) Use significant contrast. If there is little contrast between the brightness or hue of the message of a sign and its background, it will be difficult to read.
- (f) Use symbols and logos. Pictographic images will usually register more quickly in the viewer's mind than just a written message. Logos and graphics are encouraged if they meet the purpose and intent of the Sign Design Standards and the sign area allowed under the Sign Code.



#### (4) Sign Placement/Location/Size

- (a) The architecture of a building often identifies specific locations for signs, and these locations should be used. Signs shall be designed to relate to the architectural features of the building on which they are located and create visual continuity with other storefronts on the same building or on adjacent buildings within the same complex.
- (b) A well designed building façade or storefront is created by careful coordination of sign and architectural design and an overall-color scheme.
- (c) On multi-story buildings, ground floor tenants shall place signs at the storefront level.
- (d) On multi-tenant buildings, tenants shall place their signs on exterior building walls where their business is located internally.
- (e) Signs on multi-tenant buildings shall be designed and aligned to achieve a consistent and unified appearance with the other signs on the building.

- (f) Signs should be placed at or near the public entrance of the business in order to indicate the most direct access to the business.
- (g) Signs should be placed consistent with the proportions of the building's façade.
- (h) The overall size of a wall mounted sign and the height of its lettering should consider the distance the sign is from the street and its ability to be seen clearly. Signs close to the street are more visible and therefore should use a smaller letter size than signs that are set back from the street. Signs facing SR 520 shall comply with the SR 520 Corridor Signage Policy adopted by the City Council
- (i) The size of the letters, as well as the overall size of the sign should be proportional to the building's façade. Sign users should not overwhelm the reader with sheer size but should convey a message efficiently while at the same time design signs to fit with the overall scale of the building and its relationship to the street.
- (j) Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.



- (k) Signs shall be designed and located so that they have minimal impact on adjacent residential neighborhoods.

- (l) The shape of a sign should strive for simplicity with all elements constituting an integrated design.

#### (5) Sign Color

- (a) Use of colors is one of the primary means of visual communication. Excessive and uncoordinated use of colors may confuse and negate the message of the sign. Sign applicants and designers should choose colors that are complementary yet provide good contrast with each other.
- (b) Bright day-glo (fluorescent) colors should be avoided as they are distracting and do not blend well with other background colors. Excessively bright colors should not be used as a means to attract attention.
- (c) Sign colors should relate to and complement and not detract from the materials or color scheme of the buildings, including accent and trim colors.

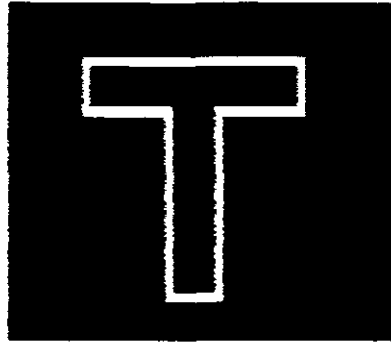
#### (6) Sign Materials

- (a) Sign materials should be selected with consideration for the architectural design of the building's façade. Sign materials should complement the materials on the façade and should contribute to the legibility of the sign.
- (b) Sign materials should be very durable. When wood is used, it should be properly sealed to keep moisture from soaking into the wood and causing the sign's lettering to deteriorate quickly.
- (c) Signs should be professionally constructed using high-quality materials.

#### (7) Sign Illumination

- (a) Signs that are illuminated by a direct source of light are encouraged (but not required) over internally illuminated cabinet signs.
- (b) Individually illuminated letters, either internally illuminated or back-lighted solid letters (reverse channel), are a preferred alternative and should be considered over internally illuminated plastic-faced cabinet signs.

- (c) Backlit, halo-lit illumination or individually cut reverse channel letter signs with halo illumination are highly encouraged for lighting purposes and should be considered. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.



BACK LIT SIGN

- (d) If internally illuminated cabinet signs are used, it is strongly encouraged that the sign panel should be opaque so that when illuminated only the lettering, not the background, is illuminated. It is also encouraged that the background or field should have a non-gloss, non-reflective finish.
- (e) Signs that use blinking, rotating, flashing, or reflecting lights are not permitted.
- (f) Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source, especially to prevent glare from spilling over into residential areas and public rights of way.
- (g) Signs on building elevations facing or across from public trails, parks, sensitive areas, or residential developments should not be illuminated. Other building elevations facing parking lots or other buildings may be illuminated.
- (h) Any wall mounted or ground mounted external spot light should be pointed away from passersby. The light source shall be directed solely at the sign and not towards residential properties, motorists, or pedestrians.
- (i) If a raceway cannot be mounted internally behind the finished exterior wall, the exposed metal surfaces of the raceway should be finished or painted to match the background wall, or integrated into the overall design of the sign.

- (j) If raceways are necessary, they should be as thin and narrow as possible.
- (k) All exposed conduit, wiring, and junction boxes shall be concealed from public view.
- (l) Use of energy-efficient, high intensity discharge lamps should be used over non-energy efficient lighting.

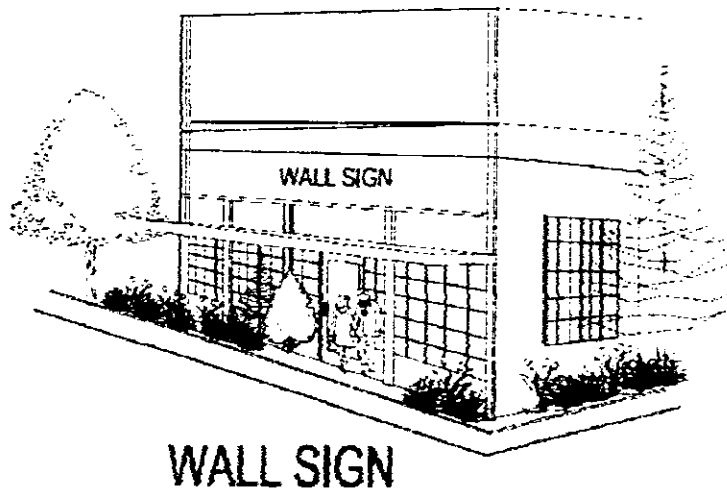
#### **20D.160.20-060 Design Standards for Specific Sign Types**

##### **(1) Introduction**

Each of the various sign types present particular issues that need to be considered. The guidelines in this section address issues of good design, placement, and compatibility for each of the following sign types:

Wall Signs  
Projecting Signs  
Blade Signs (Hanging Signs)  
Awning Signs  
Window Signs  
Monument Signs (Freestanding Signs)

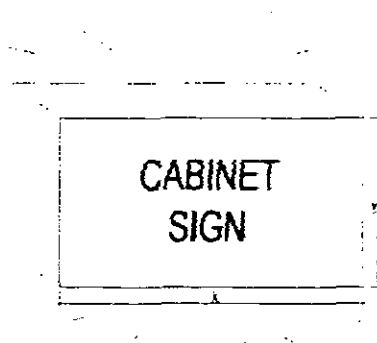
##### **(2) Wall Signs**



- (a) A wall sign should be located where the architectural features or details of the building suggest a location, size, or shape for the

sign. The best location for a wall sign is generally a band or blank area between the first and second floors of a building if the building architecture allows for it.

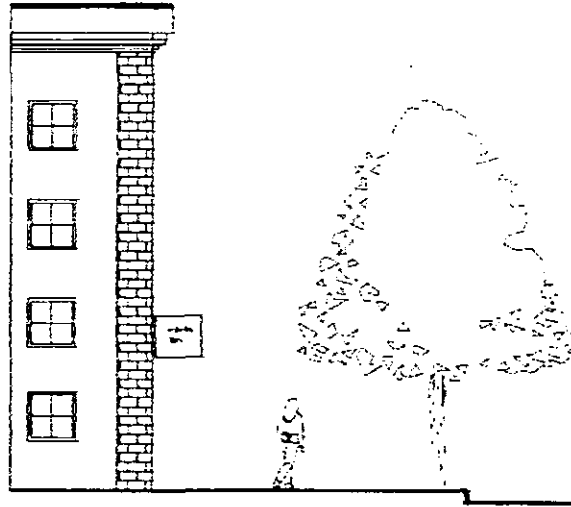
- (b) New wall signs in a multi-tenant building and/or multi-building complex shall be part of an approved Sign Program before being installed. Sign Programs establish visual continuity among storefronts and create a unified appearance for the center.
- (c) Wall signs should not project from the surface upon which they are attached more than that required for construction purposes.
- (d) Although internally-illuminated cabinet-type signs with opaque backgrounds are allowed by the Sign Code, they are strongly discouraged. If signs are to be illuminated, individually cut channel letters or solid backlit letters or the use of external, direct illumination are the preferred methods.



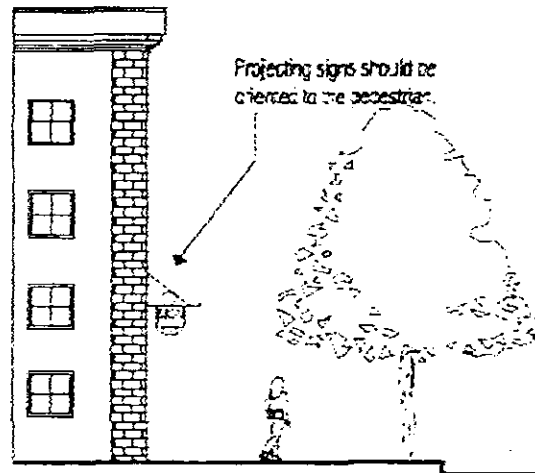
- (e) Signs should be designed to create a clearly defined edge, provide shadow relief, and an attractive appearance. This effect is generally difficult to achieve by painting a sign directly on a building façade. For this reason, painted signs are generally discouraged.
- (f) Multiple wall signs along the same façade (for the same tenant) are not permitted. In lieu of this, a perpendicular, pedestrian oriented sign, such as a bracket sign and/or a blade (hanging sign) may be allowed on the same façade, in addition to the permitted wall sign.



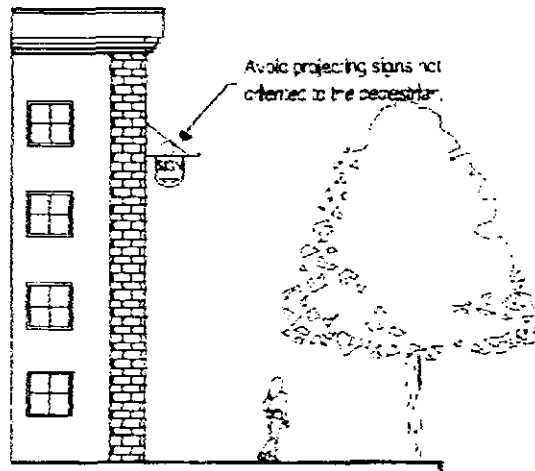
(3) Projecting Signs



- (a) Wall signs are preferred over projecting signs and should be considered in lieu of a projecting sign.
- (b) The scale of projecting signs should be consistent with the architectural character of the building.



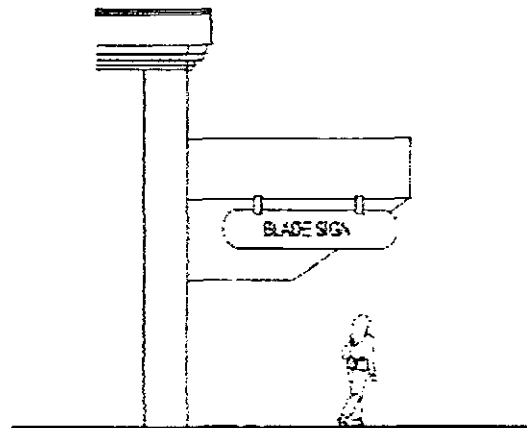
PREFERRED



TO BE AVOIDED

- (c) Sign supports and brackets should be consistent with the design and scale of the sign and the architectural design of the building.
- (d) Projecting signs that identify the occupant business through the use of graphic or crafted symbols, such as shoes, keys, glasses, bicycles, fish, coffee cups, or books are encouraged. A projecting sign meeting the requirements of this section is considered a bracket sign if it is six square feet or smaller.
- (e) External illumination of projecting signs is encouraged.

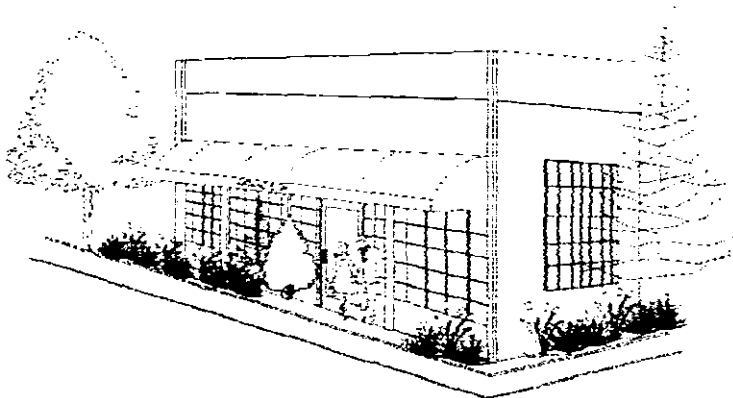
**(4) Blade Signs (Hanging Signs)**



**BLADE SIGN**

- (a) Where overhangs or covered walkways exist, pedestrian-oriented blade signs (hanging signs) are encouraged. Signs should be hung over the pedestrian right-of-way consistent with all applicable Codes.
- (b) Blade signs (hanging signs) should be simple in design and should be considered secondary with any other allowed signage on site, such as wall signs.
- (c) Blade signs (hanging signs) that identify the occupant business through the use of graphic or crafted symbols, such as shoes, keys, glasses, bicycles, fish, coffee cups, or books are encouraged.
- (d) Supporting brackets and braces should be simple in design and in proportion with the size of the sign they support.
- (e) External illumination of blade signs (hanging signs) is encouraged.

(5) Awning Signs



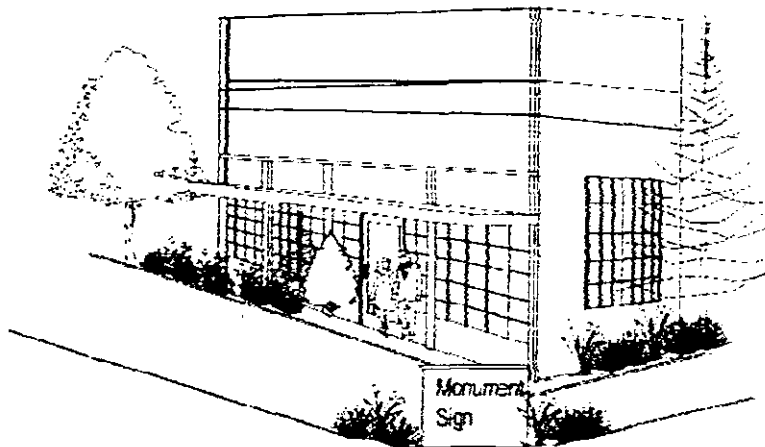
AWNING SIGN

- (a) Signs on awnings should generally be limited to ground floor and second floor uses only.
- (b) The text of the sign should be located only on the valance/edge portion of the awning. Letter color should be complimentary to the awning and the building color scheme.
- (c) The shape, design, and color of the awnings should be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings should be consistent with all other awnings.
- (d) Backlit, internally illuminated awnings are strongly discouraged. If an awning is internally illuminated, only the sign message area shall be illuminated, not the entire awning. Lighting directed downward that does not illuminate the awning is allowed for pedestrian lighting and security purposes.
- (e) Awnings with a solid color are preferred. Striped awnings may be appropriate for some buildings without ornamental facades. Striped awnings with highly contrasting, bright colors are strongly discouraged.
- (f) Multiple signs on awnings on a single façade are not permitted.
- (g) Awnings and signs on awnings should be regularly cleaned and kept free of dust and visible defects.

(6) **Window Signs**

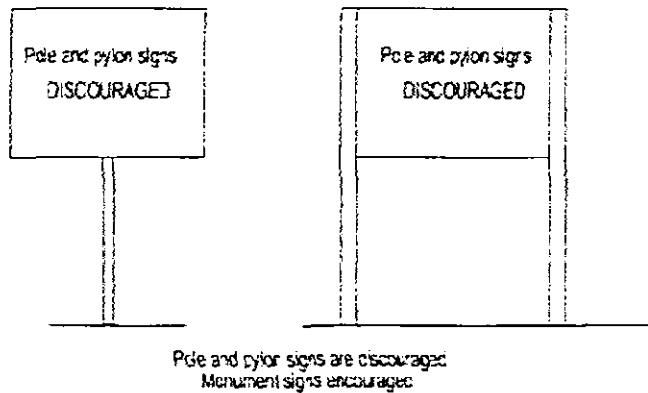
- (a) Window signs (permanent or temporary) are strongly encouraged to not completely block all views into the business. This is not only good for business, but it also increases visibility for security and safety purposes.
- (b) Window graphics, with no copy or lettering, may be used, with City approval, to cover or completely cover windows. The City would encourage that there be other windows that have no window signage in them for security and safety purposes.
- (c) Window sign decals should be primarily individual letters placed on the interior surface of the window and intended to be viewed from outside. Glass mounted graphics may be applied by painting, silk screening, or vinyl die-cut forms.

(7) **Monument (Freestanding) Signs**



**MONUMENT SIGN**

- (a) Freestanding monument-type signs (on the ground) are strongly encouraged and should be considered over signs mounted on poles (pole signs).



- (b) Monument signs may be internally illuminated; however, it is encouraged that the sign copy should be the only portion of the sign face that is illuminated. The sign background or field is encouraged to be opaque with a non-gloss, non-reflective finish, wherever possible.
- (c) The sign area and height of the sign should be in proportion to the site and surrounding buildings. Signs should not be so large as to be a dominant feature of the site.
- (d) Monument signs shall be placed so that sight lines at entry driveways and circulation aisles are not blocked.
- (e) Monument signs that are externally illuminated, either with light cast directly on to the sign or with individually back-lit letters, or stenciled panels with three dimensional push-through graphics should be considered as an alternative.
- (f) Monument signs should be designed to create visual interest and compliment their surroundings. Monument signs should incorporate architectural elements, details, and articulation when possible.
- (g) Monument signs should incorporate landscaping at their base.
- (h) Berming shall not be used to exceed the maximum allowable height of signs.
- (i) Freestanding signs should be sited so that they integrate with the location of street trees and other site landscaping, and to avoid obscuring the view of adjacent freestanding signs.

## **Exhibit 3: DESIGN STANDARDS**

### **20D.40.10 Introduction.**

#### **20D.40.10-010 Purpose and Intent.**

The purpose of this section is to:

- (1) Establish design standards for site design, circulation, building design, and landscape design to guide preparation and review of all applicable development applications;
- (2) Ensure that development adheres to the *desired form of community design in Redmond as expressed by goals, policies, plans, and regulations of the Redmond Comprehensive Plan and the Community Development Guide*;
- (3) Supplement land use regulations which encourage and promote public health and safety of the citizens of Redmond;
- (4) Promote sustainable development projects that will provide long-term community benefits and have a high environmental and visual quality;
- (5) Ensure that new buildings are of a character and scale that is appropriate to their use and to the site;
- (6) Encourage building variety while providing for designs that reflect the distinctive local character, the context of the site, and the community's historical character and natural features; and
- (7) Assist decision making by the Administrator, Technical Committee, Design Review Board, Hearing Examiner, and City Council in the review of development applications.

#### **20D.40.10-020 Scope and Authority.**

(1) Scope. This chapter contains three sets of design standards: Citywide design standards, Downtown design standards, and Overlake design standards. Design standards for properties in Transition Overlay Areas are located in Chapter \_\_\_\_\_, Transition Overlay Areas.

(a) Citywide design standards (20D.40.15) apply to developments requiring design review that are located throughout the City, including the Downtown and Overlake zones.

(b) The Urban Center standards are divided into two sections. The Downtown Supplemental Standards (20D.40.60) provide additional design standards for the downtown zones. Design standards specific to the Overlake Village zones are provided in 20D.40.70, Overlake Village Supplemental Standards.

(2) Authority. See \_\_\_\_\_, Procedures, for Design Standards authority.

(3) Compliance with Design Standards. Decisions on applications requiring design review shall be made as follows:

(a) The purpose statements for each design category in the Citywide design standards and for each zone in the Downtown design standards describe the goals of that particular part of the design standards.

(b) Each design element has intent statements followed by design standards. Intent statements describe the City's objectives for each design element and are the requirements that each project shall meet. The design criteria that follow the intent statements are ways to achieve the design intent. Each criterion is meant to indicate the preferred condition and the criteria together provide a common theme that illustrates the intent statement. Graphics are also provided to clarify the concepts behind the intent statements and design criteria. If there is a discrepancy between the text and the illustrations, the text shall prevail.

(c) All applications that require design review shall comply with the intent statements for each applicable design standard element and design zone.

(d) If "shall" is used in the design criterion all applications shall comply with that specific design criterion if it applies to the application unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section and the purpose of the design category.

(e) The applicant has the burden of proof and persuasion to demonstrate that the application complies with the intent statements.

(f) The applicant shall demonstrate to the satisfaction of the decision maker that the application complies with the applicable intent statements and the design criteria that use the word "shall."

(g) If "should" is used in the design criterion there is a general expectation that utilizing the criterion will assist in achieving the intent statement; however, there is a recognition that other solutions may be proposed that are equally effective in meeting the intent of the section.

(h) Where the decision maker concludes that the application does not comply with the intent statements or the design criteria that use the word "shall," the decision maker may condition approval based on compliance with some or all of the design criteria, or the decision maker may deny the application.

(4) Conflicts with Site Requirements. These design standards supplement the development standards and site requirements of each zone. The design standards shall be implemented in a manner that allows developments of the type and scale set by the Comprehensive Plan and development regulations while achieving the design intents. Where the provisions of this section conflict with the provisions of the zone, the provisions of the zone shall control.

(5) Administrative Design Flexibility. See \_\_\_\_\_ Procedures, for Administrative Design Flexibility. If the Design Review Board makes a recommendation to vary the site requirements it shall be based on the following:



(a) The application of certain provisions of the Development Guide would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.

(b) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.

(c) Permitting a minor variation will not be contrary to the objectives of the design standards.

(d) The minor variation protects the integrity of a historic landmark or the historic design subarea.

(e) Consistency with the Shoreline Master Program.

#### **20D.40.15 Citywide Design Standards.**

##### **20D.40.15-010 Purpose.**

The purpose of this section is to establish design standards for development projects located across the city. It is organized into three subsections; which are:

- (1) Context, Circulation, and Connections
- (2) Community Space
- (3) Design Concepts.

#### **20D.40.20 Context, Circulation, and Connections.**

##### **20D.40.20-010 Purpose.**

The purpose of this section is to:

- (1) Identify existing neighborhood characteristics that can be enhanced or incorporated into the designs of new development projects;
- (2) Address neighborhood compatibility and transitions between adjacent land uses, buildings, and street frontages; and
- (3) Establish criteria for street design, transit service, pedestrian and vehicle areas.

##### **20D.40.20-020 Design Contexts.**

###### **(1) Intent.**

(a) To provide contextual references that can be used to encourage creative and distinctive designs for new development and redevelopment projects while avoiding sameness in design.

(b) To create contexts that capture the community visions and values as reflected in the Comprehensive Plan, Redmond Community Development Guide, and Design Review Handbook. Contextual elements could include the following:

(i) Context Defined by Natural Forms and Patterns. These are natural landforms found in the Sammamish River Valley and other parts of the

City. Examples include river contour forms; river bench terraces; multiple silhouette ridgelines; and panoramic vistas with associated mountain, lake, river, and ravine forms.

(ii) Historic and Cultural Context. Historic landmarks and the section of Leary Way framed by older historic structures have been identified as contributing to the historic character of the City. In addition, Redmond's native peoples and Redmond's heritage as a logging and farming community, and as a historic urban crossroads, define the more general historic and cultural context of the city.

(iii) Architectural Context. This includes buildings with articulated facades, pedestrian-friendly scale and detailing, historic building features or character, and interesting rooflines.

(2) Design Criteria.

(a) Site development should not substantially alter natural landforms.

(b) Developments that have a historic or cultural context should incorporate or enhance historic or cultural references with the use of symbolic design details, interpretive signs or informational plaques.

(c) Developments within an area that is consistent with the goals and vision within the Comprehensive Plan, and have a distinctive common architectural context in terms of building height, roof type, base, cap, windows, entries, and other similar features should carry it forward with consistent architectural types, materials and detailing.

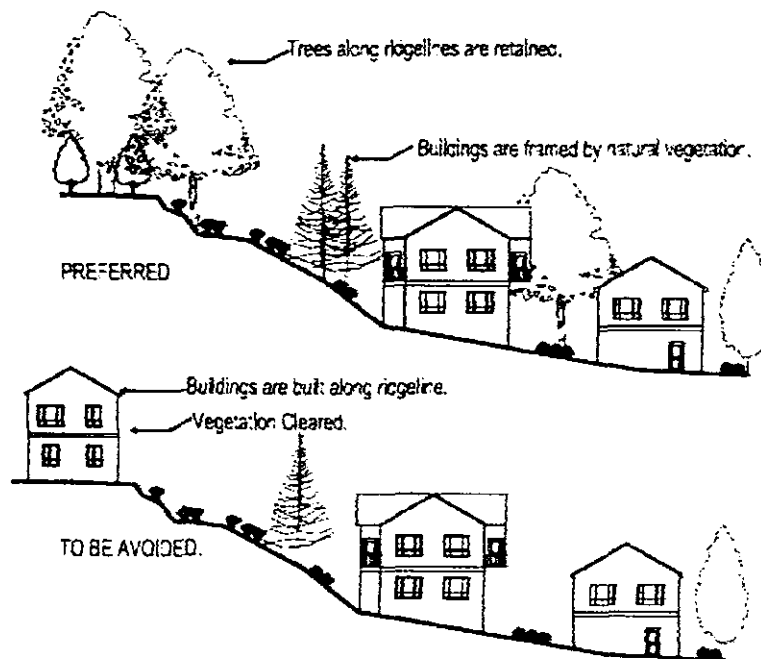
## **20D.40.20-030 Natural Features- Ridgelines and Hill Tops**

### **1) Intent**

- (a) To reduce natural hazards and impacts on the natural environment, and to minimize the visual impact of development on hillsides
- (b) To respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity;

### **2) Design Criteria**

- (a) Development on hillsides should minimize visual and environmental impact by incorporating the following techniques as appropriate:
  - (i) Except in Urban Centers, locate structures to ensure the tops of structures are located below prominent ridgelines or the vegetation along ridgelines.
  - (ii) Retain existing wind-resilient vegetation along ridgelines.



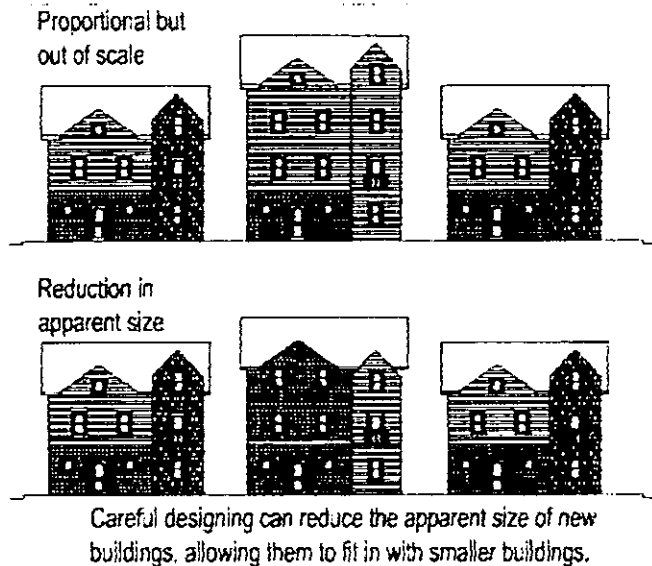
## **20D.40.20-040 Relationship to Adjacent Properties.**

### **(1) Intent.**

- (a) To promote the functional and visual compatibility between adjacent neighborhoods and different land uses;
- (b) To encourage building designs which use natural, historical, traditional, or cultural context references to create elements which link the development to the neighborhood and community;
- (c) To use building design to create a transition between development and natural features;
- (d) To promote a gradual transition between different uses.

(2) Design Criteria.

(a) Coordinate proposed development with surrounding site planning and development efforts on adjacent properties



(b) The site's zoning and other relevant Comprehensive Plan policies shall be considered as indicators of the desired direction for the area and project.

(c) Properly link proposed development to existing and planned walkway, trail, street drainage and utility systems, and assure efficient continuation of such systems.

(d) Consider the impact of building mass, color, lighting, and design upon adjacent open spaces, continuity of identified public view corridors, public open spaces or parks, and recreation areas.

(e) Designs shall minimize impacts to historic structures or sites, and mitigate impacts through such means as:

(i) Developments adjacent to historic landmarks should ensure that significant features of historic landmarks are not obscured from public view. In cases where this is not fully possible, developments shall mitigate with photo documentation showing the significant features that will be obscured and the relationship of the structure to that adjacent site prior to construction of the obscuring structure.

(ii) Use of color on developments adjacent to historic landmarks structures that allow the existing historic landmarks to remain prominent within the immediate area.

(iii) Use of materials or design that emulate existing historic landmarks but which can be differentiated in age from that of the landmark.

(iv) Views from the new development may include views of significant features of the historic landmark.

## **20D.40.20-050 Relationship to Street Front.**

### **(1) Intent.**

(a) To create a relationship between a development and the street front that provides safety and amenities for a development's residents, employees, and customers, and for surrounding properties.

(b) To relate residential development to the street front that helps define neighborhood character. For example, residential areas with porches and balconies can create a sense of community and improve safety along public sidewalks and streets.

(c) To relate commercial development to the street front to ensure active street environments that encourage pedestrian activity, stimulate business, and encourage walking as a transportation mode. For example, commercial buildings with windows and entries oriented to the street can enhance pedestrian activity.

(d) To create an attractive street edge and unified streetscape, and provide pedestrian access where it does not conflict with private property security issues.

### **(2) Design Criteria.**

(a) Building setbacks from public streets should be minimized in commercial developments.

(b) Buildings should be arranged on site to minimize distances between buildings to create a walkable environment.

(c) All development shall include site-planning measures to create an attractive street edge and accommodate pedestrian access.

(i) Define the street edge with buildings, landscaping or other features.

(ii) Provide for a sidewalk at least five feet wide if there is not space in the public ROW.

(iii) Provide building entries that are accessed from the sidewalk. Preferably these access ways should be separated from the parking and drive aisles. If access traverses the parking lot, then it should be raised, clearly marked by a change in surface treatment, or both.

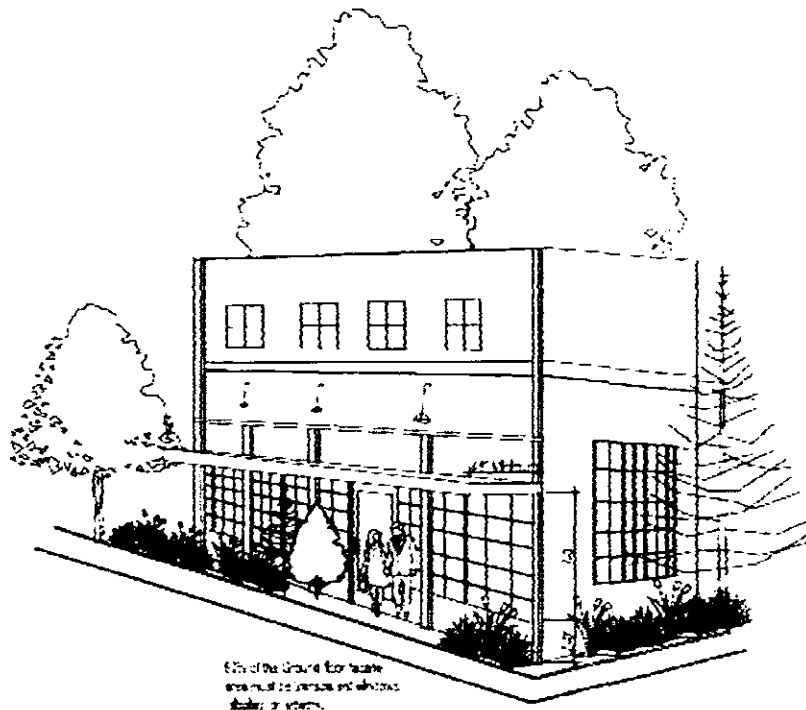
(iv) For businesses which require outdoor display oriented to the street, such as nurseries and auto sales, the street edge shall be defined.

(d) Create a streetscape to allow for the safe movement of pedestrians. Wherever possible, relegate parking and drive-through passageways to the side and rear of all buildings.

(e) Provide site development features that are visible and pedestrian accessible from the street. These features could include plazas, open space areas, employee lunch and recreational areas, architectural focal points, and accent lighting.

(f) Where nonresidential ground floor uses such as structured parking are permitted, windows, rather than blank walls, shall be provided in the street level in order to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing

streets (between two feet and seven feet above the sidewalk) shall be in nonreflective, transparent glazing.



#### **20D.40.20-060 Street Design.**

##### **(1) Intent.**

(a) To balance the needs of vehicular, transit, pedestrian and bicycle uses, and to create attractive streetscapes, while maintaining safety as the top priority;

(b) To create attractive connections that provide safe linkages to public facilities, shorelines, and other public open spaces, and that complement the aesthetics of adjacent natural features and buildings.

##### **(2) Design Criteria.**

(a) Design streets to be consistent with terrain, intersection configurations, and connections to streets or adjacent sites.

(b) Minimize steep gradients in circulation patterns to the extent allowed by site topography.

(c) Promote safety through adequate sight distance, limited driveways on busy streets, and avoidance of difficult turning patterns.

(d) Allow safe, efficient access for emergency vehicles.

(e) Discourage through-traffic and long curvilinear cul-de-sacs, while assuring adequate circulation between neighborhoods.

(f) Accommodate transit on arterial streets and, where appropriate, within internal circulation systems. Width, geometry, slopes, and construction materials should be suitable for transit service. Transit stops should be included at appropriate intervals.

(g) Where possible, streets and internal circulation systems should frame vistas of retail areas, public buildings, parks, open spaces, and natural features, especially Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and forested slopes.

(h) Intersections shall be designed to facilitate both pedestrian and vehicular movement.

(i) Provide shade trees along all streets. Street trees spacing and tree species shall follow the City's street tree plan and plantings techniques shall be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage, and minimize water consumption. Drip irrigation systems and native draught tolerant landscaping are encouraged. Trees should vary along different streets to prevent excessive planting of any one species.

(j) Within the shoreline jurisdiction, streets and bridges shall be designed to enhance shoreline visual, physical and cultural access by incorporating special design features, such as viewpoints, gateway design elements, street furniture, decorative lighting, landscaping, public art or street graphics.

#### **20D.40.20-070 Transit.**

(1) Intent.

(a) To encourage transit use through building orientation and site design;

(b) To provide safe and continuous pedestrian access to transit facilities;

(c) To consider minimizing the distance between buildings and transit stops;

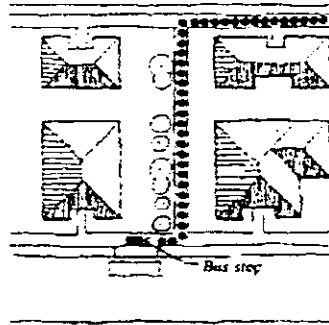
(d) To encourage weather protection for those waiting for transit.

(2) Design Criteria.

(a) Provide transit stops and improvements where the intensity of use and expected demand supports transit use. Transit stops shall include space for shelters meeting King County standards and ten feet between the curb to the back of sidewalk, unless other site requirements require a larger sidewalk. The area devoted to shelters and wider sidewalks may be included in setbacks and may be counted toward required landscaping.

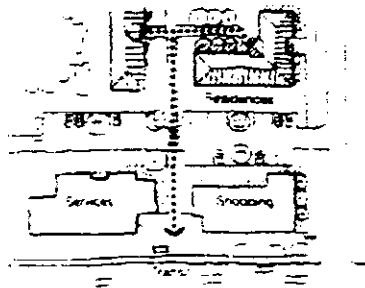
(b) Along high traffic volume streets, a number of transit stop alternatives such as building "passenger bulbs" or transit stops where sidewalks extend to the traffic sidewalk lane should be installed. Bulbs allow transit to stop easily, and people are prevented from parking at the stop.

(c) Provide direct access to transit stops from buildings via defined, safe pathway systems.



**Figure 58: Transit Design Criteria (2)(c) of this section.**

Pedestrian access to transit provided across the block.



**Figure 59: Transit Design Criteria (2)(c) and (2)(d) of this section.**

Mixed-use development with pedestrian access to transit.

(d) Locate parking lots to the side and rear of buildings. Avoid making pedestrians walk across expansive parking lots to reach transit stops.

(e) Consider a covered and lighted entrance outside the structure or other effective options where residents or patrons may wait for transit out of the weather.

(f) Focus the location of buildings onsite to concentrate present and future transit use and to encourage residential use of transit.

(g) Consider orienting buildings toward the street and locate them as close as practicable toward existing or proposed transit stops. Minimize walking distances between buildings and transit stops. Building entries should be within 1,000 feet of the transit stop.

(h) If the development will have a retail use, locate the storefront close to the transit stop.

(i) Security walls and fences should include gates that employees can open from both sides to provide access to and from transit stops.

#### **20D.40.20-080 Pedestrian and Bicycle Circulation.**

(1) Intent.

(a) To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences,



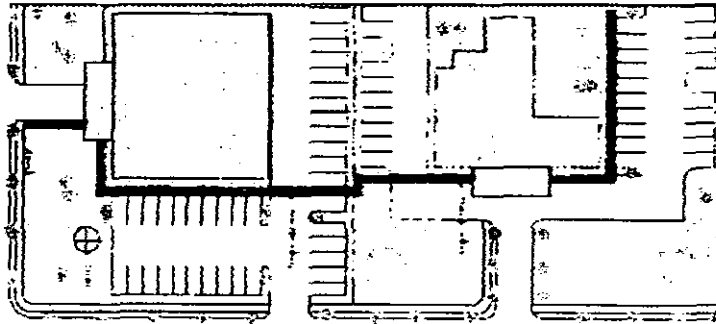
to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City;

(b) To enhance access to on-and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.

(2) Design Criteria.

(a) Provide pedestrian walkways that minimize walking distances from principal building entrances to all businesses, uses, and buildings on the development site; existing or planned sidewalks; and the street right-of-way.

(b) Provide pedestrian walkways that connect to adjacent properties, except when adjacent properties are multi-family developments of fewer than three dwelling units, or when the pathway could connect a multi-family development to a manufacturing or industrial use, or a manufacturing or industrial use to another manufacturing or industrial use. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted.



Pedestrian linkages directly connect buildings with parking and the site to adjacent uses.

(c) Design pedestrian walkways to be at least six feet wide and distinguishable from vehicle areas by pavement texture, elevation, or other treatment that achieves the same result. Use of painted striping is not adequate for meeting the intent of this section.

(d) Enhance site access and access to adjacent sites by linking paths, driveways and parking areas to adjoining public or private open space, trail systems, paths, crosswalks and transit stops, consistent with the following plans:

(i) The Redmond Parks, Arts, Recreation, Culture & Conservation (PARCC) Plan;

(ii) The Neighborhood Plans in the Redmond Comprehensive Plan;

(iii) The Pedestrian Program Plan, Bicycle System Plan, and Buildout Transportation Facility Plan in the Redmond Transportation Master Plan (TMP);

(iv) The Downtown Pedestrian Map in the Redmond Zoning Code; and

(v) The Shoreline Public Access System Map in the Redmond Shoreline Master Program (SMP).

(e) Provide easements for pedestrian access to facilitate the future extension of paths as adjoining properties are improved.

(f) Provide for access needs of the physically challenged as required by the International Building Code and International Residential Code adopted by the State Building Code Council and the City of Redmond.

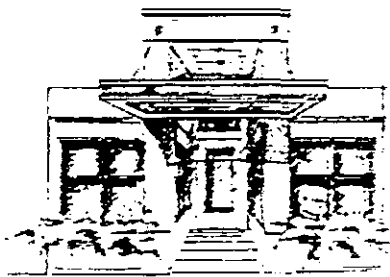
(g) Encourage pedestrian use and movement by providing walkways. Design efficient pedestrian walkways by:

(i) Reducing walkway distances and providing short cuts;

(ii) Eliminating pedestrian barriers and obstacles, such as providing steps and ramps across retaining walls and slopes where possible, to allow for pedestrian movement throughout the site. (Gates shall be provided to breach fences if they impede pedestrian movement to shopping, transit and other common activities) and pedestrian access shall be clearly marked through design treatments such as colored and textured walks, speed table driveway crossings, etc.;

(iii) Assuring continuity of walkways;

(iv) Providing protection from wind and rain, especially at main building entrances and over public walkways;



Weather protection at building entry extends over the public sidewalk

(v) Providing adequate lighting in accordance with the lighting standards in the Redmond Zoning Code where nighttime use exists or is encouraged; and

(vi) Using walkway surfaces which are comfortable to walk on and durable.

(vii) Providing safe and convenient access to bike parking.

(h) Existing paths should be recognized and improved to ensure connection to and through sites and access to parks and open space.

- (i) Pedestrian circulation plans should typically incorporate the following techniques to increase the safety of pedestrians:
  - (i) Avoid sharp "blind" corners, especially on stairways and corridors where potential assailants can predict movement.
  - (ii) Avoid sudden changes in grade that reduce sight lines on pathways.
  - (iii) Design openings in barriers along pathways to allow sight lines into adjacent property.
  - (iv) Consider installing convex security mirrors where sight lines are impeded along pathways.
  - (v) Avoid situations where pedestrians cannot see activity on the far side or where alternative paths are not available.

**20D.40.20-090 Vehicle Entrances and Driveways.**

- (1) Intent.
  - (a) To provide safe, convenient vehicular access to sites without diminishing pedestrian access and visual qualities.
- (2) Design Criteria.
  - (a) Minimize parking lot entrances, driveways, and other vehicle access routes onto private property from a public right-of-way.

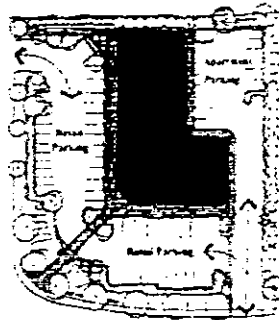


Figure 65: Vehicle Entrances and Driveways Criteria (2)(a) and (2)(c) of this section.

Limited and shared entries.

- (b) Driveway lanes crossing a public sidewalk shall be no wider than the minimum required per entry or exit lane. The City may impose additional restrictions to parking lot and vehicle access point locations to reduce impacts to public safety, pedestrian movement, on-street vehicle circulation, and visual qualities.
- (c) Joint driveways between adjacent developments should be provided when the proposal meets the following:
  - (i) Joint access is legally available;
  - (ii) The proposal promotes safety for pedestrians and operators of automobiles minimizing the interaction of vehicles and pedestrians.; and
  - (iii) The proposal promotes proper dispersal of traffic mode and behavior to support traffic management objectives.

- (d) Minimize conflicts between entries and vehicle parking and maneuvering areas.

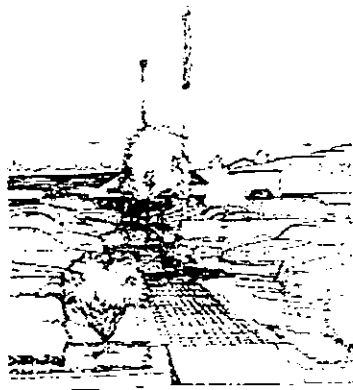


Figure 67: Parking Lot Location and Design Criteria (2)(d) of this section.

A well-designed pedestrian walkway within a shopping center parking lot.

#### **20D.40.20-100 Parking Lot and Structured Parking Location and Design.**

(1) Intent.

(a) To encourage parking design that provides for distribution of parking in a balanced manner across the project site plan, avoiding where possible a concentration of all of the parking in front of the building;

(b) To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots;

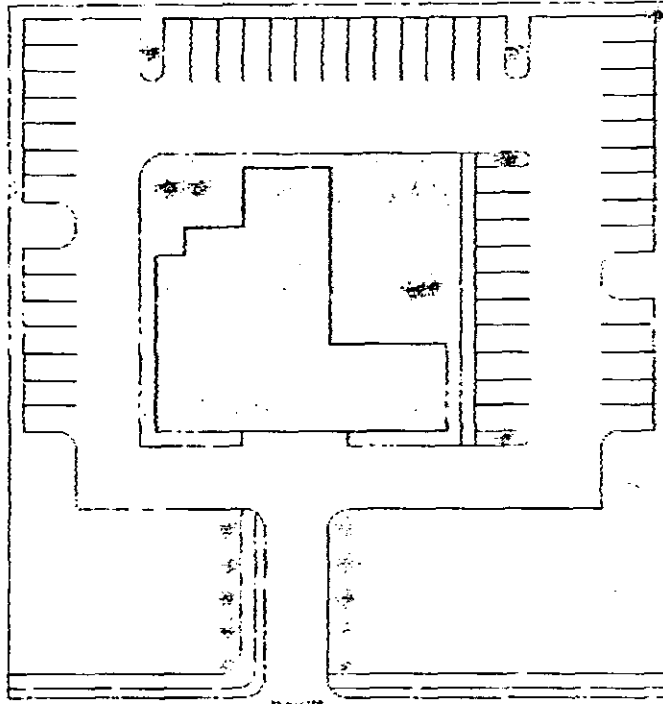
(c) To set standards for paving, lighting, and other design elements;

(d) To provide for joint entrances and exits;

(e) To reduce the negative impacts of parking and circulation facilities on highly visible public open spaces, such as shorelines and other natural open spaces.

(2) Design Criteria.

(a) Locate parking where possible behind buildings and away from areas of public visibility and shorelines.



(b) Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety. Parking areas should provide for landscaping next to buildings and alongside walkways.

(c) Reduce pavement areas for vehicular use by avoiding the use of parking aisles with parking located only along one side.

(d) Convenient, clearly identified pedestrian access shall be provided from the interior of parking areas and street front walkways.

(e) Site layout for individual parcels should be designed to provide reciprocal vehicular and pedestrian access to and from adjoining lots in order to achieve a unified circulation plan which minimizes curb cuts and provides pedestrian connections between uses.

**(f) Parking – Structured.**

(i) Structured parking should be designed to include articulated planes. The scale of parking structures shall be modulated by interruptions of the facades, setbacks, and lowering the first level below the existing grade (where the water table allows) to reduce total height.

(ii) Facades of parking structures shall include a landscape treatment in addition to architectural screening from the SR 520 corridor.

(iii) Parking structures shall have landscaping around the perimeter which will correspond to that used by the adjacent land uses and activities. Landscaping shall include, but not be limited to, a combination of shade trees, evergreen trees, shrubs, groundcovers, deciduous native and ornamental shrubs, and vines to further screen the structures.

(iv) The top floor of parking structures should include landscape screening in areas such as along the cornice and on the deck, either by trees or a screening trellis treatment if visible from residential zones or SR520.

(v) Provide walkways in parking floors which have curbs or other barriers to protect from vehicular intrusion.

(vi) For security, pedestrian routes shall be visible and avoid enclosed, hidden areas. Emergency call boxes should be available.

(vii) Parking structures along the ground floor shall be enclosed with retail or office uses on the exterior, or where this enclosure is not feasible, the visual impact should be softened with landscaping or screening.

### **20D.40.30 Community Space**

#### **20D.40.30-010 Purpose.**

The purpose of this section is to establish criteria for development-wide design and improvements relative to natural features, critical areas, open space and recreation, safety, lighting, service areas, and storm water facilities.

#### **20D.40.30-020 Pedestrian Plazas.**

##### **(1) Intent.**

(a) To provide plazas that attracts shoppers to commercial areas. In heavily used pedestrian areas, or in areas where increased pedestrian activity is desired, the area shall be designed as a pedestrian plaza.

(b) Where appropriate in the business park and industrial areas as well as residential projects within the moderate and high density residential zones, plazas shall be provided to enhance the employee's and public's use of the space for passive activities, such as resting, reading, and eating lunch.

##### **(2) Design Criteria.**

(a) A pedestrian plaza should provide pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities.

(i) Use trees and other landscaping to provide some shaded areas and a visual amenity.

(ii) To qualify as a "pedestrian plaza" an area must have:

(A) Pedestrian access (including handicapped access) into the plaza from the public right-of-way;

(B) Paved walking surfaces, such as concrete, brick pavers, or other type of paver;

(C) Security lighting onsite or building mounted.

(iii) A pedestrian plaza is encouraged to have:

(A) Site furniture. The design may use planters, rails, benches, retaining walls and other raised surfaces for seating. Cluster some seating for informal gathering and outside eating areas. Wherever possible, locate a majority of the seating for sun exposure, where views can be taken advantage of, and near to activity centers of a site such as at building entrances and at the intersection of walkways.

(B) Artwork, or amenities, such as fountains, kiosks, etc.

(C) Fountain

(iv) A Pedestrian Plaza shall not have:

(A) Adjacent unscreened parking lots.

(B) Adjacent unscreened chain link fences.

(C) Adjacent "blank walls" without "blank wall treatment," such as landscaping, windows or murals.

#### **20D.40.30-030 Pedestrian Facilities and Amenities.**

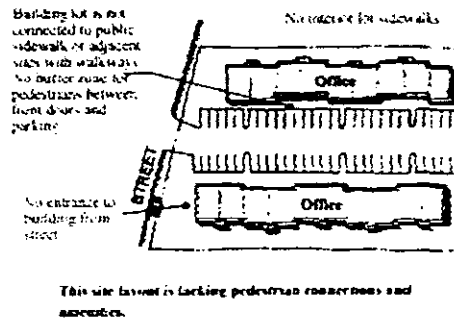
(1) Intent.

(a) To enhance the visual character of buildings and to improve the pedestrian environment.

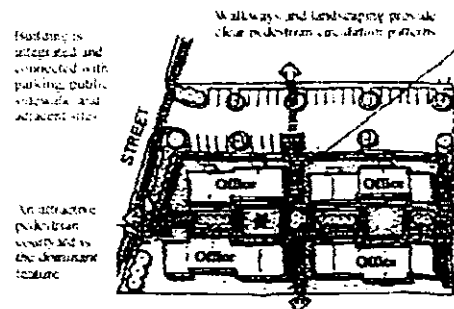
(b) To provide a network of pedestrian connections, the level of facilities provided to support pedestrian activities can greatly encourage the use of the pedestrian network. These criteria outline the sufficient levels of pedestrian facilities and amenities to achieve safe, comfortable pedestrian circulation.

(c) To enhance the visual character of buildings and to improve the pedestrian environment by using the architectural elements of a building and landscaping to highlight and define the entrance.

(d) To encourage and facilitate the use of alternative modes of transportation.



This site layout is lacking pedestrian connections and amenities.



## (2) Design Criteria.

(a) Except on exclusively multi-family, manufacturing, or industrial use buildings, portions of buildings that are adjacent to a pedestrian walkway or sidewalk shall provide overhead weather protection as follows:

(i) The protection should be at least 48 inches wide along at least 80 percent of the building's front face. The weather protection may be in the form of awnings, marquees, canopies, or building overhangs.

(ii) Canopies or awnings shall have a minimum clearance of eight feet above sidewalks and should not be more than 15 feet above the sidewalk at its highest point.

(iii) The color, material, and configuration of the pedestrian coverings shall carry forward the architectural theme of the building. All lettering and graphics on pedestrian coverings must conform to Chapter 20D.160 RCDG. Signs.

(b) Street-facing, ground-floor facades of mixed use and retail structures shall include one or more of the following characteristics:

(i) Transparent window area or window displays along at least 60 percent of the length of the ground floor facade.

(ii) Sculptural, mosaic, or bas-relief artwork over 50 percent of the length of the ground floor facade.

(iii) Other similar building design or landscaping feature approved by the City.

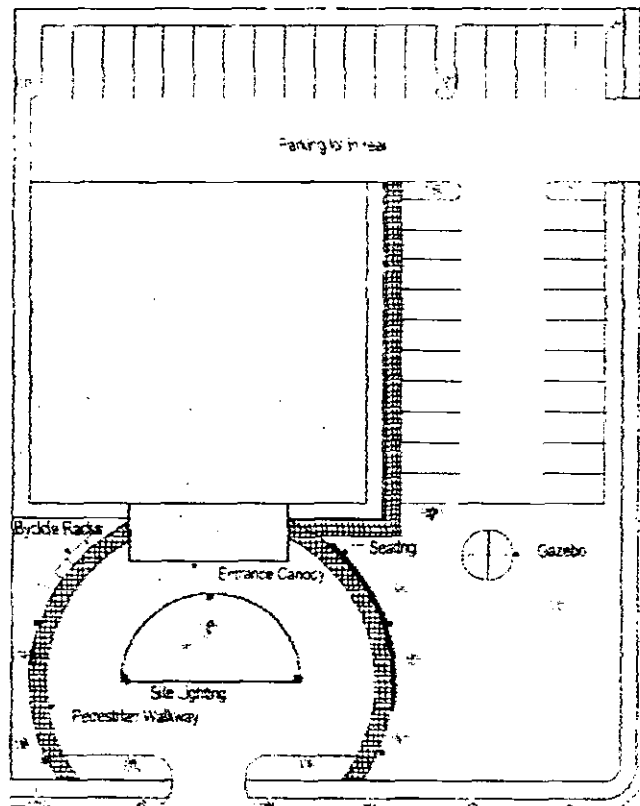
(c) Enhance the primary public entries of all buildings by two or more of the following means:



- (i) Providing weather protection, such as an awning, canopy, marquee, or other building element, to create a covered pedestrian open space.



- (ii) Providing at least 100 square feet of landscaping at or near the entry.
- (iii) Providing pedestrian facilities, such as benches, kiosks, special paving, bicycle racks, etc.



Courtyard entry to a large office complex is enhanced with landscaping, seating, lighting, refined architectural detailing and weather protection.

- (iv) Providing a trellis, canopy, porch, or other building element that incorporates landscaping.
- (v) Providing site designed pedestrian-scaled lighting.
- (vi) Providing artwork or site designed pedestrian-scaled signs.

- (d) Site design should avoid creating potential entrapment areas.
- (e) Buildings should be arranged on the site to overlook pedestrian routes and parking areas to allow for informal surveillance of these areas.
- (f) Housing units, offices or other uses that allow for informal surveillance should surround courtyards and open spaces.
- (g) Arrange a mixture of uses to minimize isolated areas that may be unsafe.

#### **20D.40.30-035 Bicycle Facilities (Reserved)**

#### **20D.40.40 Design Concepts.**

##### **20D.40.40-010 Purpose.**

The purpose of this section is to establish criteria for building design and review that addresses architectural concepts, building scale, details, materials, colors, blank wall treatment, pedestrian features, and personal safety.

##### **20D.40.40A Buildings**

##### **20D.40.40A-010 Architectural Concepts.**

- (1) Intent.
  - (a) To ensure building design is based on a strong, unified, consistent architectural concept;
  - (b) To ensure that buildings portray a sense of high architectural integrity;
  - (c) To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood;
  - (d) To ensure that new buildings use high quality building materials and architectural finishes in a manner that exemplifies craftsman quality and durability;
  - (e) Consider solar orientation and climate in siting buildings to promote energy conservation.
- (2) Design Criteria.
  - (a) Building design should support the vision for the area as defined in the Comprehensive Plan, and development regulations.
  - (b) The architectural composition, scale, elements, and details of a building should relate to the site's natural features and the character of the surrounding area. A strong architectural concept will indicate this organizational scheme, and convey the project's architectural character, or the style of the development. The relationship required by this section between a building and

the site's natural features and surrounding area is shown when the following concepts are incorporated into the design:

(i) **Building Orientation.** Buildings may be oriented around a courtyard, be terraced down a hillside, or respond in design to a prominent feature, such as a corner location, a street or the river. Other design alternatives include:

- Windows, breezeways and common areas should be oriented toward shorelines, scenic views, or natural or recreational amenities on the site.
- Buildings and site design should provide a readily identifiable building entry.
- Incorporate substantial areas of windows and outdoor seating areas and walkways oriented toward the shoreline.
- Outdoor use areas should include landscaping, lighting and street furniture.
- Design buildings so they do not turn their backs to the street or to shoreline public access areas.

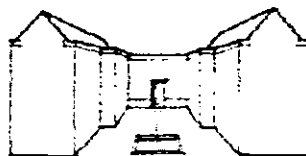


Figure 24: Architectural Concepts Design Criteria (2)(b)(i) of this section.  
Building Orientation.

Organization around a central exterior space, such as a courtyard or garden, is an effective way to organize a site for some uses and create an amenity.

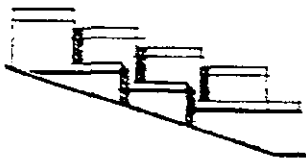


Figure 25: Architectural Concepts Design Criteria (2)(b)(i) of this section.  
Building Orientation.

Terracing, dividing a building into horizontal terraces that step down a steep slope, is a way to respond appropriately to site conditions. This organization also allows for decks and balconies.

(ii) **Architectural Composition.** The composition of a building's larger masses and elements should create a unifying concept. The composition should be clear and appropriate to the building's function and context.



**Figure 26: Architectural Concepts Design Criteria (2)(b)(ii) of this section, Architectural Composition.**

Axial symmetry is a formal design organization in which the building elements on one side of the centerline axis are the same as on the other side.



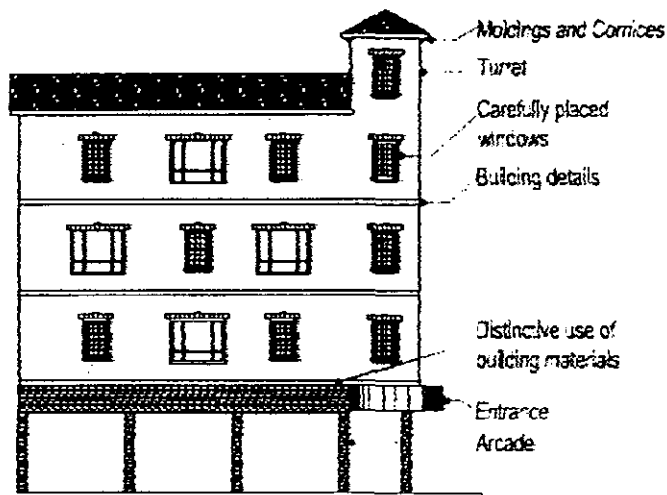
**Figure 27: Architectural Concepts Design Criteria (2)(b)(ii) of this section, Architectural Composition.**

Asymmetry is an informal composition in which larger design elements are often visually balanced by a number of smaller elements within the composition.

(iii) **Orient buildings to retain and offer views to, from, and through the site, where identified as public view corridors or shoreline views, by taking advantage of topography, building location, and style.**

(iv) **Building Elements.** Distinctive roof forms, entrances, an arcade or porch, or the articulation or arrangement of doors and windows or other building features should provide for compositional unity and convey a strong architectural concept. (See also RCDG 20D.40.30-030, Building Scale.)

(v) **Building Details, Materials, and Colors.** Moldings, mullions, rooftop features, materials, and colors should display a distinctive architectural style. (See also RCDG 20D.40.30-040, Building Details, Materials, and Colors.)



Including strong architectural features such as a turret or arcade can provide a strong focus or unifying elements in a building.

#### **20D.40A-020 Building Scale.**

##### **(1) Intent.**

(a) To ensure new development is compatible with the goals for the neighborhood and with the architectural scale (the scale of the building(s) in relation to surrounding development) and character of those surrounding developments that meet the intent of the City's design review criteria;

(b) To ensure buildings are based on human scale (the scale of the building and how it relates to the people that use it);

(c) To ensure that large buildings reduce their apparent mass and bulk on the elevations visible from streets or pedestrian routes;

(d) To create a skyline that is visually interesting.

##### **(2) Design Criteria.**

(a) The apparent mass and scale of large buildings should be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest. The building envelope shall be designed to maintain shoreline view corridors from the site and nearby properties

(b) *Integration.* Large buildings should integrate features along their facades visible from the public right-of-way and pedestrian routes and entries to reduce the apparent building mass and achieve an architectural scale consistent with other nearby structures.

(c) *Facade Modulation.* Building facades visible from public streets and public spaces shall be stepped back or projected forward at intervals to provide a minimum of 40 percent facade modulation unless the applicant

demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section. The minimum depth of modulation shall be one foot and the minimum width shall be five feet.

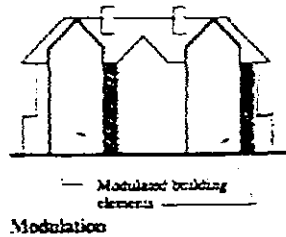
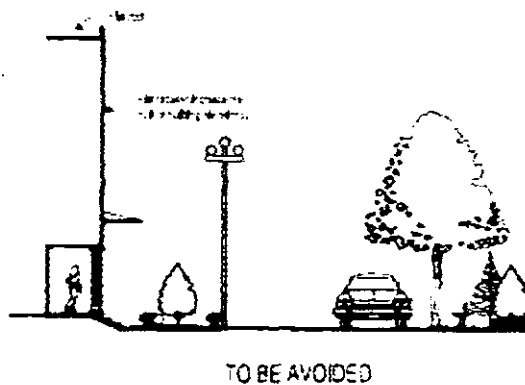
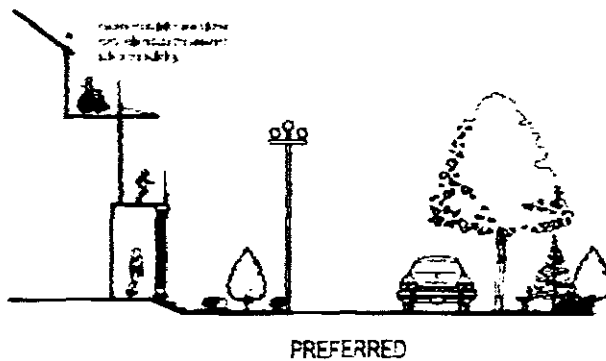


Figure 29: Building Scale Criteria (2)(b) of this section.

Modulation is a stepping back or projecting forward of the facade in intervals.



(d) **Articulation.** Buildings shall be articulated to reduce the apparent scale of buildings. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensional details that create shadow lines or intervals and break up the flat surfaces of the facade. The following are ways to achieve building articulation:

(i) **Tripartite Articulation.** Provide tripartite building articulation (building top, middle, and base) to provide pedestrian-scale and architectural interest.

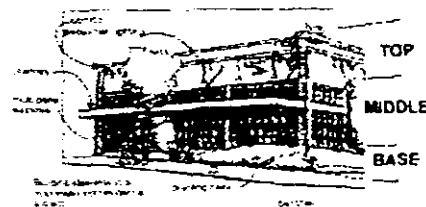
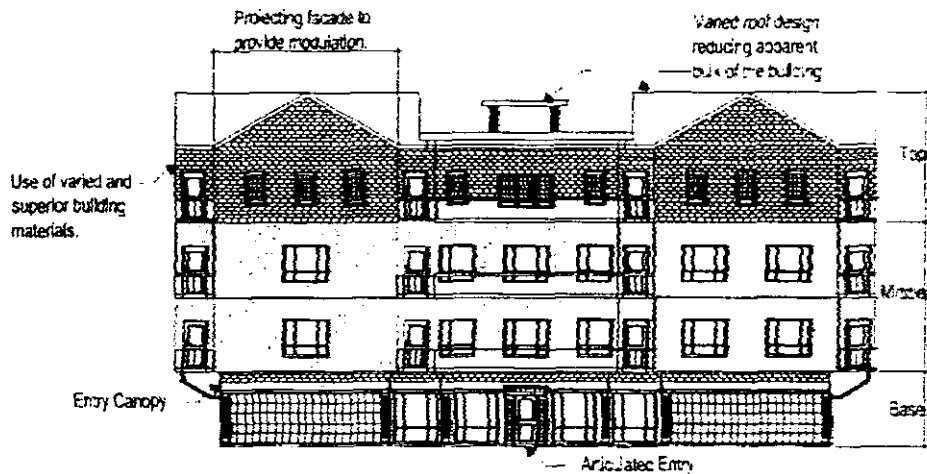


Figure 31: Building Scale Criteria (2)(c)(i) of this section.

Examples of tripartite articulation (top, middle, base)

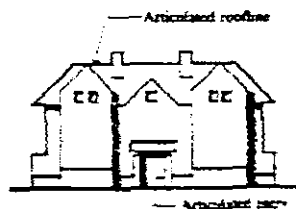


Figure 32: Building Scale Criteria (2)(c)(i), (2)(c)(ii) and (2)(c)(iv) of this section.

Articulation can be achieved with other building elements such as the roofline, windows and entries.

(ii) **Window Treatments.** Provide articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale with mullions, recesses, as well as applying complementary articulation around doorways and balconies. (See also RCDG 20D.40.30-040, Building Details, Materials and Colors).

(iii) **Architectural Elements.** The mass of long or large scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, or columns. (See also RCDG 20D.40.30-040, Building Details, Materials and Colors).

(v) **Materials.** When there is a change in the building plane, a change in the building materials, colors, or patterns is appropriate. (See also RCDG 20D.40.30-040, Building Details, Materials and Colors).

(vi) **Landscaping.** Provide a trellis, tree or other landscape feature within each interval. (See also RCDG 20D.40.35, Landscape Design).

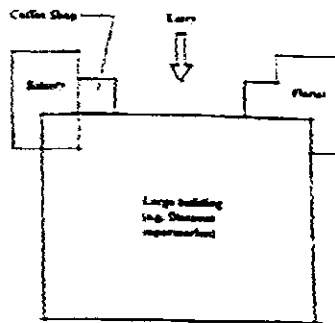
(vii) **Upper Story Setback.** Setting back upper stories helps to reduce the apparent bulk of a building and promotes human scale.

(viii) **Small Scale Additions.** In retail areas, small-scale additions to a structure can reduce the apparent bulk by articulating the overall form. Clustering smaller uses and activities around entrances on street-facing facades also allows for small retail or display spaces that are inviting and add activity to the streetscape.



**Figure 33: Building Scale Criteria (2)(c) of this section.**

Buildings can be articulated by varying heights, using different window patterns, and using parapets.



**Figure 35: Building Scale Design Criteria (2)(c)(vii) of this section, Small-Scale Additions.**

Clustering smaller activities around the entrance to a large building adds human scale and minimizes the large building bulk.

## **20D.40.40A-025 Rooflines.**



(1) Intent. To promote detailed roof expression to create a variable roofline throughout Overlake Village and to create a skyline that is visually interesting.

(2) Design Criteria.

(a) Building rooflines visible from a public street, open space, or public parking area shall incorporate features to create a varied and visually distinctive roof form through features, such as prominent cornice or fascia, stepped roofs, emphasized dormers, chimneys, gables, or an articulated roofline.

(b) The width of any continuous flat roofline should not extend more than 100 feet without modulation. Modulation should consist of either one or a combination of the following treatments:

(i) For flat roofs or facades with a horizontal eave, fascia, or parapet with at least an eight-foot return, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth multiplied by the wall height (finish grade to top of wall) if the segment is 50 feet or less, or at least four feet if the segment is more than 50 feet in length.

(ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.

(c) Rooftops shall incorporate features which soften rectilinear forms and mechanical equipment and rooftop penthouses shall be architecturally incorporated into the design of rooflines or into the overall building design.

**20D.40.40A-030 Building Details, Materials and Colors.**

(1) Intent. To provide visual interest, distinct design qualities, and promote compatibility and improvement within surrounding neighborhoods and community development through architectural detailing and the use of sustainable and high quality materials.

(2) Design Criteria.

(a) Use building materials of high durability and high quality. The use of brick is encouraged on walls or as accents on walls. Large areas of rough-cut wood, wide rough-cut lap siding, or large areas of T-111, plywood, or similar materials are prohibited. Vinyl siding is prohibited on the ground floor of commercial buildings. Wood-textured cementitious fiber board products should be considered in lieu of wood siding for commercial buildings.

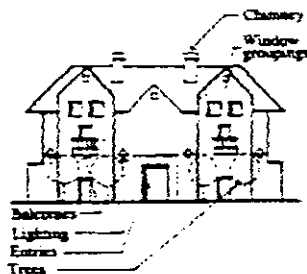
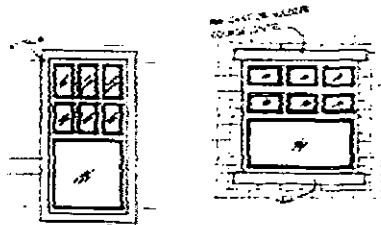


Figure 36: Details, Materials and Colors Design Criteria (2)(b) of this section.

Detailing can unify a design and lend scale and character by incorporating fascia, columns, or other distinctive detailing.

(b) Enhance buildings with appropriate details. The following elements are examples of techniques used on buildings to provide detail.

(i) Detailed Treatment of Windows and Doors. Examples include decorative lintels, sills, glazing, door design, molding or framing details around all windows and doors located on facades facing or adjacent to public streets or parks.



Multiple-paned windows also help to achieve human scale. Up to 50 percent of the window area can be composed of larger panes. Lintels and sills should be incorporated in masonry and stucco clad buildings. Wood trim should be incorporated into wood clad buildings.



(ii) Ornamentation. Examples include ornamental railings, grillwork, landscape guard, and trellises.

(iii) Distinctive Light Fixtures. Examples include lights with a decorative shade or mounting.

(iv) Varied Building Materials. Examples include patterned masonry, shingle, brick, or stone. Also, individualized patterns or continuous

wood details, such as shingles in a geometric pattern, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.

(v) **Artwork or Decorative Paving.** The artwork may be freestanding or attached to the building, and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork.

(c) Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context (d) High-quality and natural materials and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or texture of materials. Wood-textured cementitious fiber board is also a preferred alternative to wood products for commercial buildings.

(e) Colors used on building exteriors should integrate a building's various design elements or features.

(f) Accent colors should use color combinations that complement each other.

(g) Softer, muted or earth-toned colors are preferred; however, brighter colors may be approved when contextually appropriate

(h) Use accent colors in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design.

#### **20D.40.40A-040 Multiple Building Design.**

(1) **Intent.**

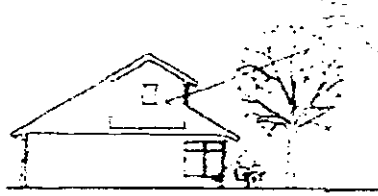
(a) To promote integrated multiple-building development that is coordinated with and enhances the surrounding built and natural environment, and is organized to meet the goals of Redmond's development regulations.

(2) **Design Criteria.**

(a) Orient buildings to retain and offer views to, from, and through the site, where identified as public view corridors or shoreline views, by taking advantage of topography, building location, and style.

(b) Buildings in groups should be related by common styles, materials, roof shapes, or other common or distinctive architectural element. Contrast should be provided by the use of varied materials, color, architectural detailing, building orientation, or building type.

(c) Consider solar orientation and climate in siting buildings to promote energy conservation.



Building and landscaping designed to capture sun in the winter and provide shade in the summer

(d) Consider site design that minimizes clearing and grading and other disruptions to the natural character of the site.

(e) Use site and building design for safety techniques described in RCDG 20D.40.25-050 and 20D.40.30-080.

(f) Orient buildings, entries, and activities to encourage use of outdoor areas and streets.

(g) Maintain adequate space between buildings to allow for landscaping or buffering. Avoid creating fragmented and unrelated landscape strips and edging.

(h) In residential developments, incorporate open space, privacy, and separation, while maintaining safety, from adjacent units through careful location of building entrances, windows, fences, walls, and landscaping.

#### **20D.40.40A-050 Blank Walls.**

(1) Intent.

(a) To reduce the appearance and mass of large walls through the use of various architectural and landscaping treatments.

(2) Design Criteria.

(a) Avoid the use of large, blank walls.

(b) All blank walls shall be treated in one or more of the following ways:

(i) Installing windows or a vertical trellis in front of the wall with climbing vines or plant materials;

(ii) Providing a landscaped planting bed at least five feet, zero inches, wide or raised planter bed at least two feet, zero inches, high and three feet wide in front of the wall, with plant materials that obscure or screen at least 50 percent of the wall's surface within three years;

(iii) Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface.

(iv) Proposing alternative techniques or by providing an architectural justification for the blank wall as part of the Design Review process

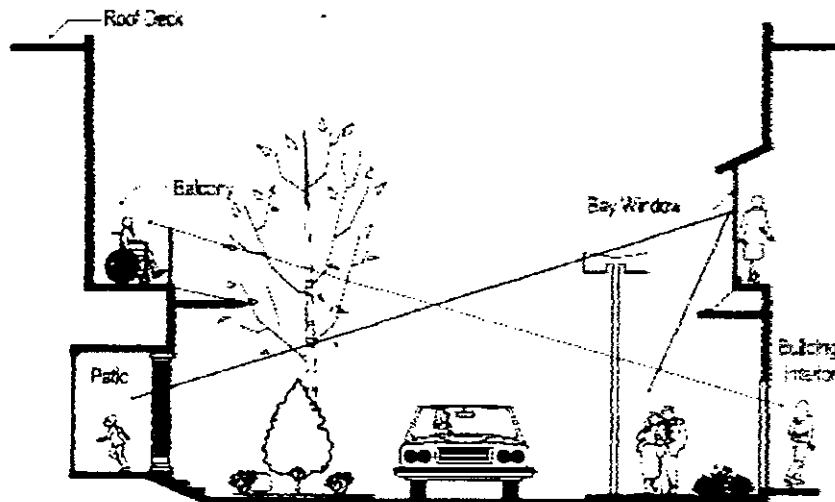
**20D.40.40A-060 Building Design for Safety.**

(1) Intent.

(a) To promote building designs which increase safety of employees, residents and visitors.

(2) Design Criteria.

(a) Building design should allow for informal observation of exterior semi-public and public areas including play areas, open spaces, pathways, and parking lots.



(b) Areas such as laundry rooms and fitness rooms should incorporate windows to increase visibility.

(c) Doors to stairways, parking, and similar areas should be open or have windows to allow users to see through to the other side.

(d) Increase personal safety by considering the following in the design of building entries.

(i) Avoid hidden building entries and ensure good sight lines into entries.

(ii) Sufficiently light doorways and alcoves.

(e) When security surveillance devices are proposed, they should be designed to blend with the site and buildings to the extent possible.

**20D.40.40B Landscaping**

**20D.40.40B-010 Planting Design.**

(1) Intent.

(a) Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements

and the visual appearance of the neighborhood, as well as the northwest environment. The landscape plan should help reduce impacts to and create a transition to adjacent natural features, such as sensitive areas and shorelines. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance, and irrigation.

(b) The planting design should be a composition of plant materials that creates an appropriate visual character, such as stylized, formal, informal, or natural. The design should include a suitable combination of trees, shrubs, groundcover plants, vines, lawns and herbaceous material, including native and Northwest-adapted plants. The number, size and arrangement should be carefully selected to balance color, texture, form, line, proportion, and scale in both the horizontal and vertical plane.

(2) Design Criteria.

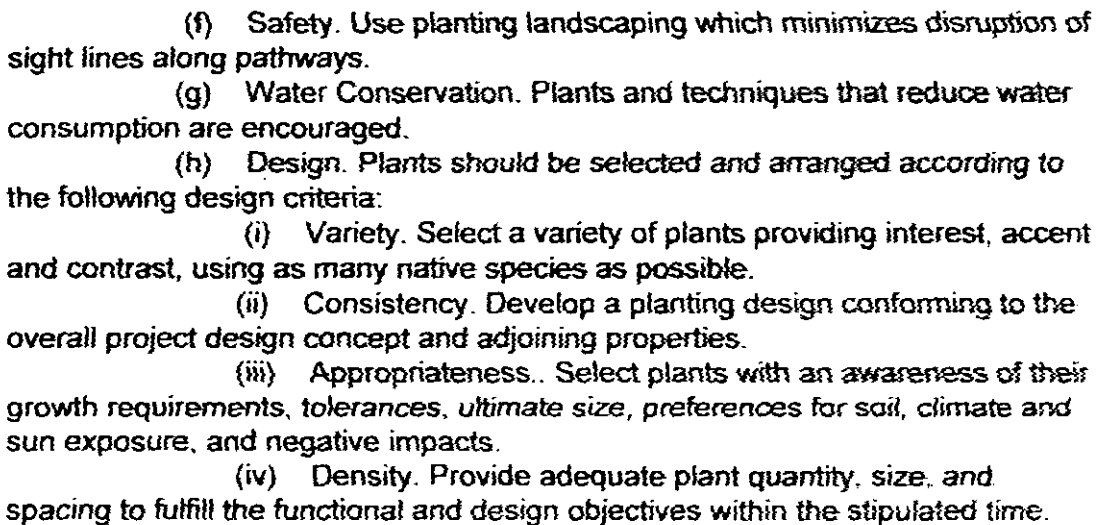
(a) Retention and Enhancement of Existing Vegetation. Preserve as much native noninvasive vegetation as possible, particularly adjacent to buffers of sensitive areas and shorelines. Replant developed areas with stands of nondwarf evergreens in natural and random patterns where possible.

(b) Usable Open Space and Public View Corridors. Provide space onsite for active or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features, such as the Lake Sammamish, Sammamish River, and the River Valley; Bear Creek; or panoramic mountain views.

(c) Transition. Provide plantings that provide a clear transition in design between adjacent sites, within a site, and from native vegetation areas. To lessen impacts and provide transitions to natural areas, use native plants as much as possible adjacent to the buffers of critical areas and shorelines. Design foundation plantings to create an effective change from public to private space and from the vertical to horizontal plane at building edges.

(d) Mitigation of Adverse Visual Impacts. Provide planting to soften the visual impact of less desirable development and structures, such as large blank walls, dumpster areas, service areas, and large areas of pavement.

(e) Definition or Emphasis. Use planting to highlight significant site features and to define site use areas and circulation corridors without interfering with the use of such areas. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.



- (1) Intent.
  - (a) To improve the aesthetic appearance of parking lots;
  - (b) To reduce the summertime heat and glare buildup within and adjacent to parking lots;
  - (c) To provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots;
  - (d) To provide screening and break up the expanse of paved areas.

(2) Design Criteria.

(a) Cluster interior parking lot landscaping when possible to conserve significant portions of existing tree cover as an amenity to the site. (See also Chapter 20D.80 RCDG, Landscaping and Tree Protection.)

(b) Disperse interior parking lot landscaping throughout a parking lot when no significant existing vegetation exists.

(c) Shade trees shall be used to shade parking lots and driveways to reduce summer heat loads.

(d) Provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots to effectively screen vehicles.

(e) All parking lots shall be planted with sufficient trees so that within 10 years 50 percent of the surface area of the lot is shaded. Additionally, parking lots shall be screened from streets by nonbermed landscaped treatments.

**20D.40.40C Accessory Standards**

**20D.40.40C-010 Screening for Garbage/Recycling Enclosures and Rooftop Mechanical**

(1) Intent.

(a) To reduce the visual and physical impacts of service areas, mechanical equipment, trash and recycling containers, and other similar uses on other on-site uses, the street environment, adjacent shoreline areas and other public open spaces, and adjacent properties, while maintaining accessibility for service providers and users.

(b) To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.

(2) Design Criteria.

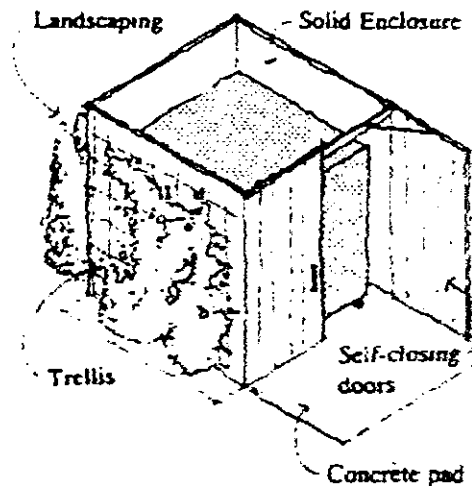
(a) Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) shall be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.

(b) All garbage receptacles and recycling bins not located within parking garages shall be enclosed by a freestanding enclosure that is architecturally consistent with the building. Locate waste receptacles in areas convenient for on-site use and accessible for collection.

(c) Service elements and outdoor storage areas (dumpsters, refuse, and recycling collection areas) shall be screened from view with a solid visual barrier using materials and colors consistent with the design of the primary structure(s) on the site and at a minimum shall be as high as the service element

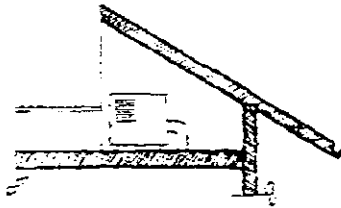


being screened. Utility cabinets and small-scale service elements may be screened with landscaping or structures.



(d) All mechanical equipment, including air conditioners, heaters, vents and similar equipment, rooftop and ground-mounted, shall be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof mounted wind turbines. Screening shall be located so as not to interfere with operation of the equipment. All mechanical equipment shall meet the applicable requirements of the Uniform Mechanical Code and Uniform Plumbing Code and shall:

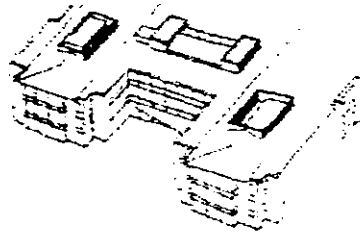
- (i) The screening materials shall be of material requiring minimal maintenance and shall be as high as the equipment being screened.
- (ii) For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting.
- (iii) For rooftop equipment all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood generally shall not be used. Louvered designs are acceptable if consistent with building design style



Section of mechanical penthouse.



Mechanical equipment screen by clerestory roofs and parapets.



Roof wells conceal mechanical equipment.

(e) Design screening with consideration of views from adjoining hillsides and from other areas of high public visibility, such as streets and shoreline areas, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.

(f) Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make those elements meet the requirements of (c) above.

(g) Screening should incorporate landscaping.

(h) All utility meters shall be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way, exterior surfaces shall be finished with material compatible and complementary to the architecture of the building.

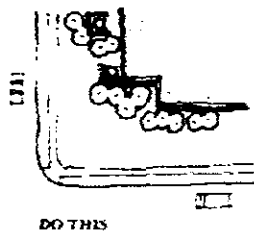
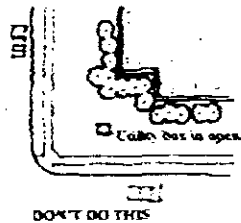


Figure 20: Service Area Criteria (2)(g) of this section.



Use landscaping and other site design methods to screen utility vaults and mechanical equipment.

(i) Screening structures shall comply with the Building Code and a building permit may be required. Applicants may wish to contact the Building Division for all requirements.

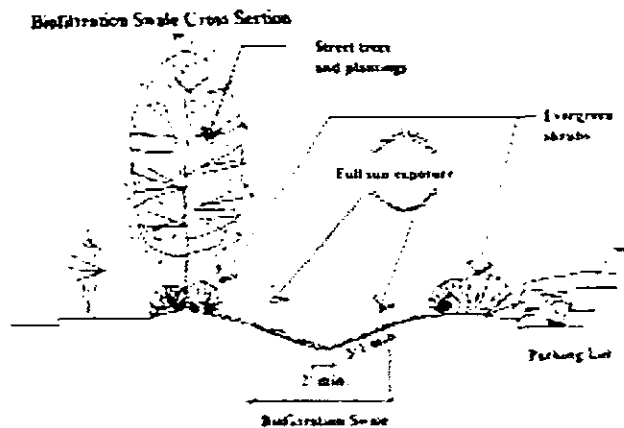
#### 20D.40.40C-020 Storm Water Facilities.

(1) Intent.

- (a) To provide options for storm water facilities that are visually attractive;
- (b) To incorporate open storm water facilities into project site design and landscaping as a design amenity for active or passive recreation;
- (c) To avoid potential hazards between persons and storm water facilities.

(2) Design Criteria.

- (a) Design storm water facilities to appear as naturally occurring features.
- (b) Storm water facilities shall be designed to address the following:
  - (i) Incorporate screening elements and landscaping into biofiltration swale design so the swale is located and designed as an attractive landscaping feature.
  - (ii) The swale or pond shall be oriented so it does not impede pedestrian circulation or shared parking between two or more properties.



(iii) Trees may be planted near biofiltration swales as long as they are a minimum of 8 feet from the swale and they will not inhibit vegetative growth within the swale.

(iv) Drainage swales shall be planted with shrubs or grasses (sedges, for example) which are tolerant to standing water or wet conditions.

(v) Pedestrian bridges are acceptable where such crossings are necessary.

(vi) Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure.

(vii) Adjacent to natural shoreline areas, above-ground stormwater facilities shall be landscaped with native plants, and should include snags, nest boxes or other habitat features as appropriate for the scale, function and location of the facility.

## **20D.40.55 Urban Center Standards**

### **20D.40.55-010 Purpose**

The purpose of this section is to establish additional specific design standards for development projects located within Redmond's two urban centers.

## **20D.40.60 Downtown Design Standards.**

### **20D.40.60A Purpose.**

The purpose of this section is to establish design criteria for properties in the Downtown neighborhood that will guide development to be attractive in appearance and functionally integrated, and to promote pedestrian and recreational activities within the neighborhood.

Each zone is related to the other through circulation, sustainable implementation, building scale, and open space relationships. The design criteria for the zones are intended to identify general objectives and specific guidelines that will implement the objectives.



River, the provisions of this division shall not apply to the properties within the portions of the Sammamish Trail and Trestle Zones that adjoin the BNSF ROW.

**20D.40.60B-020 Design Criteria.**

(1) **Building Orientation and Access.**

(a) Buildings along the BNSF ROW should orient to the ROW as well as to the streets, and should include storefronts and entrances to, and through, the building from the ROW/future trail.

(2) **Site and Building Design.**

(a) Where a site adjoins the BNSF ROW, the development shall complement the ROW with connecting landscaping, plazas, and other pedestrian features.

(b) New structures should incorporate structured parking or mechanical stacked parking systems inside garages. Parking garages facing the ROW shall be designed with ornamental grille work in garage openings or other architectural features on solid walls to ensure that blank, sterile walls do not loom over the ROW.

(c) Attractive, high-quality building materials, and architectural detailing shall be included on all sides of the buildings, including the facades visible from the ROW.

(d) All ground floor space constructed adjoining the BNSF ROW, including garage floors at the street grade, shall have a minimum ceiling height of at least 10 feet. Ground floor garage space constructed facing and abutting the BNSF ROW that is later converted to commercial/retail space facing/fronting the BNSF ROW/future trail with entry doors and storefronts shall be exempt from providing required parking for the space converted from parking stalls to commercial space, and is exempt from replacing any parking stalls eliminated by the conversion of the ground floor parking stalls to retail/commercial space. (The parking exemption provided in this subsection shall not be effective until the adoption and implementation of a Downtown parking management plan.)

**20D.40.60C Development Along Downtown Shorelines and Parks.**

**20D.40.60C-010 Intent.**

(1) The shorelines and associated parklands of the Sammamish River and Bear Creek are assets to the Downtown neighborhood that should be enhanced, enjoyed, and highlighted.

(2) Development and uses along these water bodies and their associated parklands should enhance the natural features and open spaces.

(3) In addition to the design standards established for the individual zones, these criteria shall apply to Downtown properties that are in the shoreline jurisdiction and Downtown properties that adjoin parklands that are in the shoreline jurisdiction.

#### **20D.40.60C-020 Design Criteria.**

(1) **Building Orientation and Access.**

(a) Development and uses adjoining the Sammamish River, Bear Creek, and their associated parklands shall provide convenient pedestrian access through the site to these features (excepting developments and uses lying between NE 83rd Street (if extended) and the BNSF ROW to the south, which shall provide a pathway or walkway between the development and the Sammamish River Trail) unless modified through an approved development agreement where access from the site to the river or creek/parkland is provided.

(b) Buildings within 100 feet of a property line of a waterway or park, except single-story retail buildings, shall provide building entrances, balconies, or other such building features or site features (for example: plazas or pedestrian features) on the facade fronting waterways or parks to allow users of the buildings to interrelate with the waterway or park.

(c) Buildings next to trails and walkways along waterways and parks shall incorporate pedestrian-scaled/friendly architectural features on the facades facing the trails/pathways.

(2) **Site and Building Design.**

(a) Where a site adjoins a park, the development shall complement the park with connecting features, such as landscaping, plazas, and other pedestrian features.

(b) Parking facilities next to parks and waterways shall be screened by natural-looking landscape buffers with tall trees and understory vegetation between the parking facilities and the parks or shoreline. Planter widths for these screening buffer areas shall be no less than 30 feet wide to accommodate the plant materials in a natural-looking planting pattern.

(c) When surface storm water facilities are placed near the shorelines and parks, they shall be designed that include naturally occurring ponds and amenities rather than barriers between the use and the shoreline or park.

(d) Building height is encouraged to be modulated on sites next to shorelines and their associated parks, with lower portions of buildings being adjacent to the trails/parks and taller portions being beyond the shoreline jurisdiction.

#### **20D.40.60D Corner Lots - Building Design**

##### **20D.40.60D-010 Intent.**

(1) Encourage pedestrian activity within the Downtown, including informal gatherings, through public and private investment in improvements along the streetscape

(2) Maintain and enhance the traditional Downtown "main street" character, which includes continuous pedestrian oriented storefronts and pedestrian scaled streetscapes, through specific attention to architectural detail, components of the streetscape, and the relationships between them.



(3) Ensure that new development on Redmond Way and Cleveland Street includes street-level building and landscaping design that enhances the long-term pedestrian character of these streets and complements Old Town.

#### **20D.40.60D-020 Design Criteria**

Buildings on corner lots should reinforce and celebrate the street corner by providing pedestrian entrances that orient toward the corner and by incorporating architectural detailing, cornice work or frieze design that oriented toward and highlight the corner.



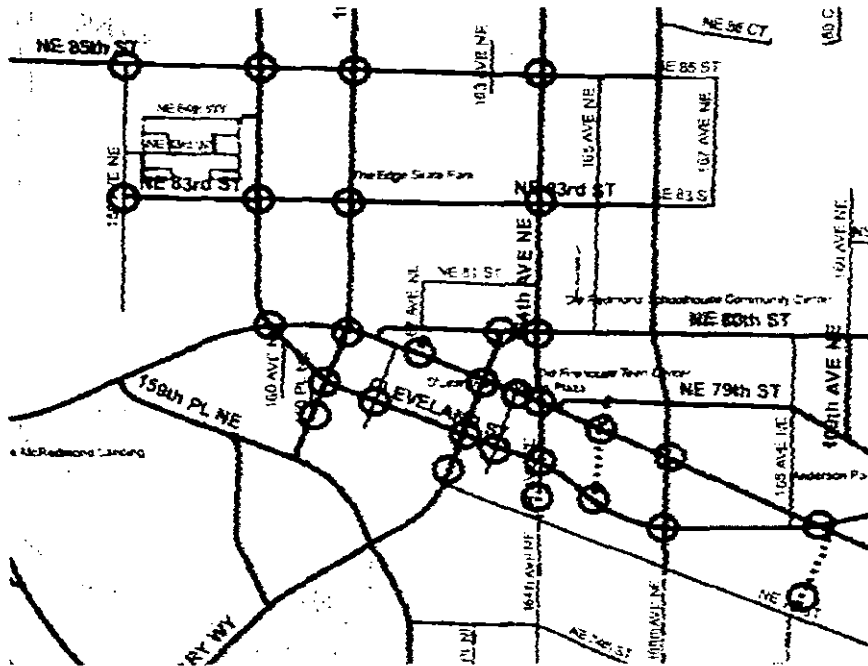
The following corner sites are identified:

##### **East-West**

- NE 85th St
- NE 83rd St
- NE 80th St
- Redmond Way
- Cleveland St
- BNSF

##### **North-South**

- 158th Ave NE
- 160th Ave NE
- 161st Ave NE
- Leary Way
- 164th Ave NE
- 166th Ave NE



## 20D.40.60E Open Space

### 20D.40.60E-010 Residential Usable Open Space.

At least 100 square feet of common usable open space shall be provided for each unit, up to a maximum area equivalent to 20 percent of the site. Units with at least 200 square feet of private open space, where the smallest dimension is no less than 10 feet, shall be exempt from common open space requirements. Front yards may not be counted as common open space, except per RCDG 20C.40.70-020(4). Private usable open space shall be provided for each unit per RCDG 20C.40.60-020, Open Space Size and Dimensions. Common and private open space shall meet the dimensional criteria below. Indoor recreational space may be substituted for common usable open space.

**20D.40.60E-020 Open Space Size and Dimensions.**

- (1) Table 20D.40.60E-020 specifies the minimum open space size and dimensions for both common and private usable open space areas.

**Table 20C.40.60E-020 Residential Usable Open Space Size and Dimensions**

Type of Usable Open Space	Minimum Length	Minimum Width	Minimum Height	Minimum Area (in sq. ft.)
1. Common	12'	12'	As specified in IBC for habitable overhead height	200
2. Private				
– Patio	8'	8'	Same as above	80
– Balcony	5'	5'	Same as above	50

- (2) Balconies may be reduced to 12 square feet in area for up to 50 percent of the units when double doors are provided to the balcony.

**20D.40.60E-030 Use of In-Lieu Fee for Downtown Open Space.**

(1) **Balconies.** If the street front facade of a building is deemed to be too cluttered, monotonous, or overdominated by too many balconies being too close together, the number of balconies on the facade may be reduced with the approval of the Design Review Board in order to effect a more balanced and attractive facade. An in-lieu fee for each required balcony not provided shall be paid to the City for park land purchase and improvements within the Downtown neighborhood. The fee for each balcony not provided on the building shall be equivalent to 50 percent of the park impact fee for a multi-family residence. No less than 50 percent of the units shall include private open spaces.

(2) **Common Open Space.** An in-lieu fee for each 100 square feet of common open space not provided shall be paid to the City for park land purchase and improvements within the Downtown neighborhood. The fee for each 100 square feet of required open space not provided on-site shall be equivalent to 50 percent of the park impact fee for a multi-family residence. No less than 50 square feet of common open space per unit shall be provided on-site.

**20D.40.60E-040 Screening of Open Space.**

Private usable open space shall be screened as specified in Table 20D.40.60E-040.

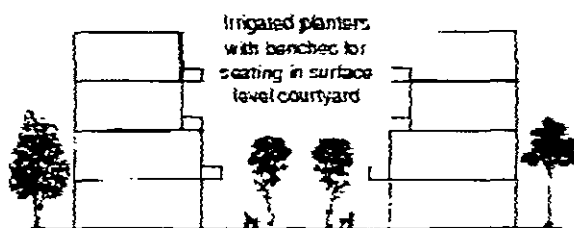
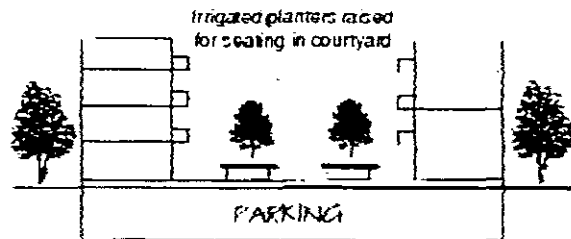
**Table 20D.40.60E-040  
Screening of Open Space**

The Area from Which Open Space Must Be Screened	Screen Height
1. Common open space	4'0"
2. Corridors	4'0"
3. Streets or other public right-of-way	3'0"
4. Units on same level	4'0"
5. Units across interior side yard	4'0"

**20D.40.60E-050 On-Site Recreational Amenities.**

All developments shall provide:

- (1) Irrigated planters with seating between 18 inches and 24 inches in height. See figures below.



- (2) Projects with 21 or more units shall provide at least one on-site amenity such as: a recreation room of 300 or more square feet, furnished with recreational facilities; a swimming pool; or other recreational amenities such as playground equipment. The facilities shall be appropriate for the target housing market segment, as judged through site plan review.

## 20D.40.60F Residential Standards

### 20D.40.60F-010 Residential Privacy Standards.

#### 20D.40.60F-010-10 Intent.

The intent of this division is to ensure that new residential development provides adequate privacy and comfort for the tenants and their adjacent neighbors.

#### 20D.40.60F-010-20 Applicability.

Privacy standards shall apply to all residential occupancy areas, as defined by the International Building Code.

#### 20D.40.60-010-30 Standards.

The privacy standards of Table 20C.40.65-030 apply to the shortest horizontal distance between the specified window and the specified property line, or to the window or wall of another unit in the same project. Each unit in a project must meet these standards in each room.

(1) The measurements indicated in Table 20C.40.65-030 are "line-of-sight" measurements from window to window.

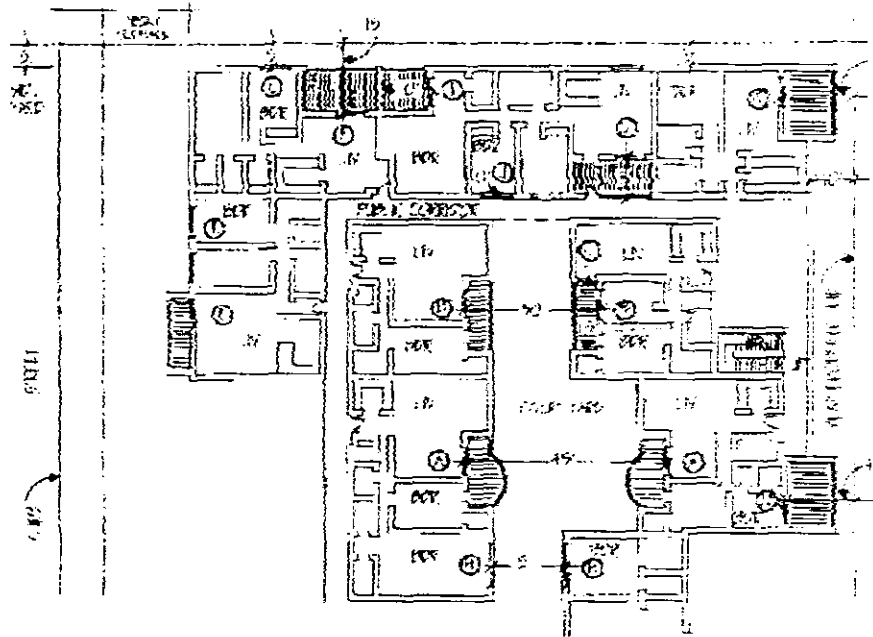
(2) In the case where windows in one room are of equal size, either window may be selected by the builder as the largest window.

(3) Measurements noted in Table 20C.40.65-030 are for structures that are three or more stories in height unless otherwise noted.

**Table 20D.40.60F-010-30 Privacy Standards**

	Primary Room Largest Window	On-Site			At Property Line			
		Secondary Room Largest Window	Blank Wall	Public Corridor	Front	Side	Interior Rear	Side Street
Primary Room The Largest Window (Living Room, Dining Room)	45' (A) 30' for 1-2 story buildings	30' (B) 20' for 1-2 story buildings	15' (C)	8' (D)	Front Yard Setback (E)	15' (F)	15' (G)	Front Street Setback (K)
Secondary Room The Largest	30' (B) 20' for	15' (H)	10' (I)	0' (J)	Front Yard Setback (K)	Side Yard Setback (L)	15' (M)	Side Street Setback (K)

Window (All Other Rooms)	1-2 story buildin gs							
Blank Wall	15' (C)	10' (I)	5'	0'	Front Yard Setback	Side Yard Setback	Rear Yard Setbac k	Side Street Setbac k



#### 20D.40.60F-020 Public Corridors.

Public circulation corridors may be located within window-to-window or window-to-wall spacing distances. However, such corridors shall also have a minimum privacy spacing distance from primary and secondary windows as established in Table 20C.40.65-030.

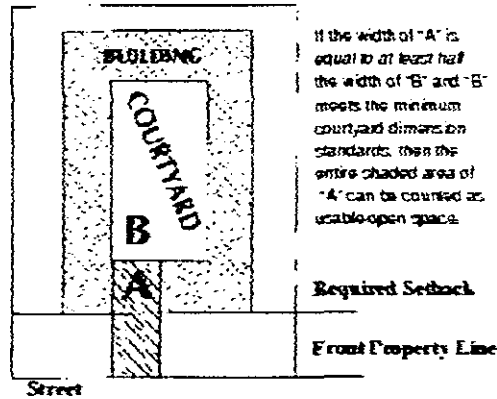
#### 20D.40.60F-030 Minimum Residential Courtyard Dimensions.

##### 20D.40.60F-030-10 Intent.

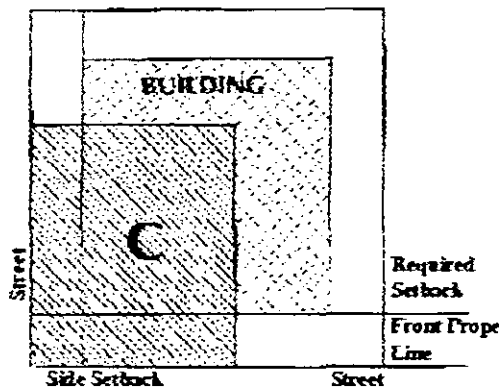
The courtyard provision is intended to create attractive and comfortable on-site open spaces for residents so they may enjoy outdoor living and recreational activities. Where courtyards are proposed to be used to meet common open space requirements, courtyard designs shall conform to the standards as specified. Exceptions to the minimum dimension requirement may be granted through the site plan review process only if the Design Review Board, Technical Committee, or Code Administrator finds that the alternative design improves the

overall quality of the development and meets the intent of the courtyard provision.

#### EXAMPLE #1



#### EXAMPLE #2

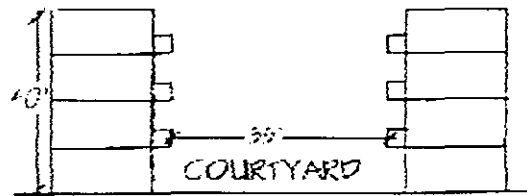


When a courtyard is open to the street, the shaded area, "C," including the shaded portions of the front yard and side yard setback areas can be counted as usable open space. "C" must meet the minimum courtyard standards.

#### 20D.40.60F-030-20 Requirements

Standards are as follows:

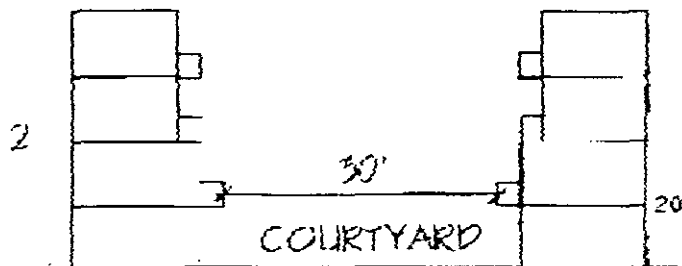
- (1) The minimum dimension (width and depth) of any courtyard shall be no less than 1.0 times the tallest building or segment of building enclosing the courtyard (a ratio of 1:1.0), but shall not be required to exceed 55 feet.
- (2) The height of the building wall shall be measured from the courtyard elevation to the roof eaves of the enclosing building(s);
- (3) The courtyard dimension is a measurement of the usable open space between two building walls, or to a property line. If balconies or corridors project into a courtyard, the dimension shall be measured from the edge of the projecting balconies or corridors (see figure below):



Building Height (40') x 1.5 = 60' Courtyard\*  
 \*However maximum required width not to exceed 55'

(4) Special incentive is provided to encourage courtyards which are visibly open to the street. If 50 percent of the courtyard width is open to the street, the area that is contiguous with the courtyard, in the setback area, can be counted as usable open space (see RCDG 20C.40.70-010 Example #2); and

(5) If the enclosing walls terrace upward and back with succeeding stories, the courtyard dimension may be reduced but shall not be less than 1.0 times the height of the ceiling of the lowest enclosing floor (see figure below).



Height of lowest enclosing floor (20') x 1.0 = 20'

#### **20D.40.60F-040 Residential Access Building.**

##### **20D.40.60F-040-10 Intent**

To ensure that orientation of the primary entrance is toward the street and adds interest to the building design.

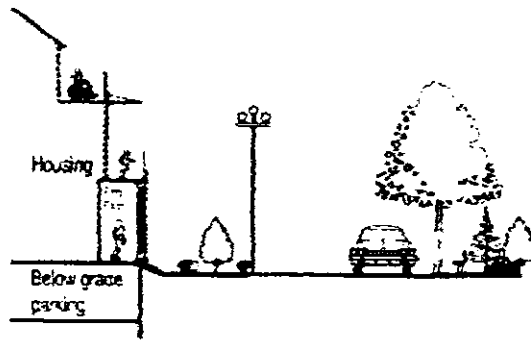
##### **20D.40.60F-040-20 Front Entry Requirements.**

Every multi-family building shall have a covered front entryway developed in accordance with the following standards in order to provide a front entry design element:

- (1) Orientation. The primary entry shall face the front property line or front yard.
- (2) Size. The entry shall be at least eight feet wide.
- (3) Walkway. A decorative paved walkway, separated from and not crossing driveways, shall be provided between the entry and the Downtown pedestrian system.



(4) The entry of ground floor units and ground floor foyers/lobbies along street fronts shall be between two and four feet above the grade of the adjoining pedestrian system in order to provide visual interest in the yard abutting the street. This requirement shall not apply to residential projects with ground floor commercial uses.



New multi-family development shall utilize half-flight-up entries off of the street, giving privacy as well as a view of the street and sidewalk.



Where patios: private open spaces for units front the street (as opposed to front doors), walkways from the public sidewalk to the patio shall also be included to provide a "front" to the unit along the street (Ord. 2302, Ord. 1901).

## **20D.40.60F-050 Ground Floor Residential Uses on Type II Pedestrian Streets.**

### **20D.40.60F-050-10 Intent.**

In order to ensure that dwelling units at street level are safe and comfortable for the occupants of the units, while also ensuring that the exterior of the unit is attractive and pedestrian-friendly for people walking on the street sidewalks, the following design requirements shall apply.

### **20D.40.60F-050-20 Requirements.**

Standards are as follows:

(2) Ground floor residential units along the street shall be set back a minimum of six feet from, and no more than eight feet from, the back of the required street sidewalk to ensure that there is adequate separation from the ground floor unit and pedestrian way.

(2) The finished floor of the ground floor residential units shall be elevated at least two feet above sidewalk grade to provide additional privacy for the residences at the street level.

(3) The finish floor of the ground floor unit designated for ADA accessibility may have a front door at the same grade as the street sidewalk.

(4) Primary or secondary access shall be provided to the unit via front door at the street or walkway to patio/porch along the street. See examples below.



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**20D.40.60F-060 Required Residential Facade Modulation and Exterior Building Treatment.**

**20D.40.60F-060-10 Intent.**

In order to provide architectural interest and to evoke and demonstrate a look of permanence in materials and construction

**20D.40.60F-060-20 Front and Side Street Facades.**

To foster a sense of permanence and long-lasting quality, *facades visible from streets, parks, or other public spaces shall be clad with superior exterior cladding materials on 100 percent of the facades, excluding windows, as accepted by the Design Review Board. When these standards are inconsistent with the standards for the Old Town zone, the Old Town zone standards, Redmond Zoning Code 20D.40.60L, shall apply.*

**20D.40.60F-060-30 Interior Facades.**

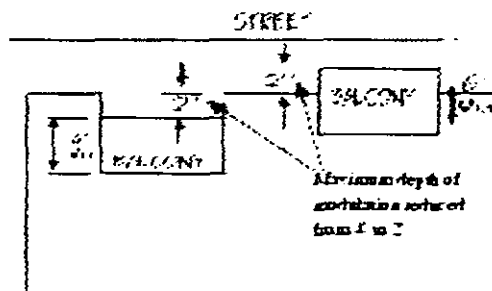
In order to provide interest and variation appropriately scaled to the building and neighborhood, *facades facing interior property lines and interior portions of the lot, that are visible from the street, shall be modulated approximately every 40 feet, depending on unit separation location, building bulk, and scale of existing and future buildings in the neighborhood.*

#### 20D.40.60F-060-40 Modulation Standards.

(1) In order to provide interest and variation appropriately scaled to the building and neighborhood, facades facing streets shall be modulated approximately every 40 feet, depending on unit separation locations, building bulk, and the scale of existing and future buildings in the neighborhood.

(2) Minimum depth of modulation shall be four feet.

Figure 20C.40.80-040  
Reduction in Modulation  
Depth for Balconies



(3) When balconies are part of the modulation and have a minimum depth of six feet and a minimum area of 60 feet, the minimum depth of modulation shall be two feet.

(4) The minimum width of modulation shall be five feet.

(5) The maximum width of modulation shall be 30 feet.

(6) Except for the commercial portion of mixed-use buildings with ground floor commercial space, the maximum width of a building shall generally be 120 feet, or the facade shall have major breaks in the facade plane, such as significant building modulation, or change of exterior material and roofline, to appear as separate buildings or wings.

(7) Facades that are all brick or masonry which have a high degree of fenestration, traditional masonry detailing, and traditional window styling, including recessed windows in the openings and use of multi-panes, as shown below, shall be exempt from these modulation requirements.





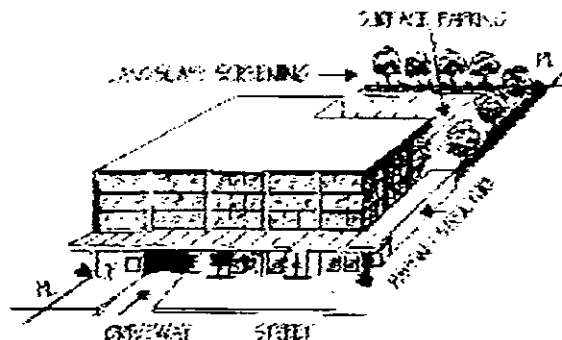
#### **20D.40.60F-070 Residential Parking and Access.**

##### **20D.40.60F-070-10 Access to Parking.**

(1) Access to parking shall be provided via alley, where one exists or is determined by the Technical Committee through site plan review to be feasible and desirable to mitigate parking access impacts. Access from parking onto public streets is governed by the City's access regulations, Section \_\_\_\_\_ of the Redmond Zoning Code.

##### **20D.40.60F-070-20 Location of Parking.**

(1) At-grade parking is prohibited within required yard areas, except that developments with ground floor commercial uses and enclosed parking garages adjoining nonresidential zones should maintain a zero-foot side yard setback in the front one-half of the lot. Open parking shall provide the minimum perimeter planting required in Section \_\_\_\_\_, Landscaping, of the Redmond Zoning Code.



(2) Semi-subterranean parking may be located within five feet of interior property lines when screened with Type II landscape buffers at the perimeter. The base of the parking level visible at any pedestrian walkway shall be finished concrete, painted, or clad in masonry.

(3) Subterranean parking (below natural grade) may be located up to interior property lines when sufficient soil depth (three feet) is provided atop the garage for landscaping in required yard areas and when not encumbered by easements.

(4) At-grade and semi-subterranean parking garages along an alley may project up to the property line in accordance with building codes. Alley widening may be required if the alley is substandard in width. For parking stalls and garage openings taking direct access from the alley, proper aisle and stall width dimensions shall be provided per Table \_\_\_\_\_, Design Requirements for Parking Facilities.

(5) For garage access from public streets, garage doors shall be set back a minimum of 20 feet from the curb face.

(6) Garage openings visible from streets shall include decorative architectural screening/artwork to soften the appearance of the garage facade.

#### **20D.40.60F-070-30 Residential Screening - Parking.**

Parking shall be screened from direct street view by the front facade of a structure, garage doors, fence or wall between five and six feet in height. When a fence or wall provides screening along a street, there shall also be a Type I or II landscape buffer in the yard abutting the street, depending on light and glare from within the parking area.

#### **20D.40.60F-080 Residential Landscaping.**

All required yards and common usable open space areas shall be landscaped. Additional landscaping requirements shall apply as follows:

(1) General. The requirements specified in \_\_\_\_\_, Landscaping and Natural Screening, and 20D.40.40B, Landscaping Design Standards, shall apply.

(2) All new development shall provide the following landscaping quantities in addition to the general requirements. Additional material may be required through site plan entitlement.

(a) One tree for each 125 square feet of required yard area, including front yards, side yards, rear yards and common usable open space; and

(b) Three shrubs of not less than five-gallon size shall be provided for each tree planted.



## **20D.40.60G Valley View, Bear Creek and Trestle Zones.**

### **20D.40.60G-010 Intent.**

The intent of these zones is to provide for everyday, basic shopping needs and services, such as groceries, pharmacies, and other convenience retail goods and services. Development and redevelopment in these zones should be compatible with the goal of meeting the shopping and service needs of the community and surroundings, as well as with the long-term vision of encouraging a more pedestrian-supportive, mixed-use environment in these zones. As the three zones are located at the three entry points to the Downtown neighborhood, development and redevelopment of buildings and centers at these gateways shall enhance the visual appeal of these entrances to Downtown.

### **20D.40.60G-020 Design Criteria.**

#### **(1) Building Orientation and Access.**

(a) Buildings are not required to be sited on the pedestrian system, but shall provide safe and accessible pedestrian connections to it.

(b) Orient buildings toward the streets and locate parking on the side or rear whenever possible.

#### **(2) Building and Site Design.**

(a) Building and site design of properties located at the entrances to Downtown shall also orient facades, open space, and pedestrian features towards the streets in order to enhance the gateway nature of the sites.

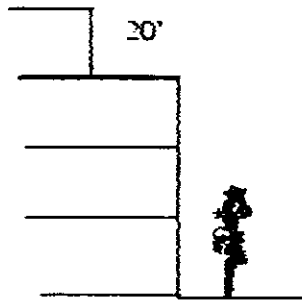
(3) **Mixed-Use Villages.** Development proposals in these zones may be allowed increased building height, to a maximum of four stories, provided the proposal meets the following criteria:

(a) The site must be a minimum of two acres in area.

(b) The site plan and conceptual building elevations demonstrate there will be creation of a traditional downtown pattern by providing new internal private or public streets with curbside parking, street trees, and buildings fronting on street sidewalks and plazas. Within these developments, new internal streets and pathways shall be provided approximately every 300 feet to establish/enhance a finer urban grid between existing Downtown streets bounding the sites. See conceptual example below.

(c) On sites that include existing grocery stores, pharmacies, and other convenience retail uses meeting daily needs, spaces for such uses shall be provided in the new development proposal. Retention of grocery stores is of the highest priority.

(d) Buildings taller than three stories fronting on existing public streets shall include building height modulation to reduce building scale at the street edge. Upper floors, higher than three stories, shall be set back 20 feet from the main building face.



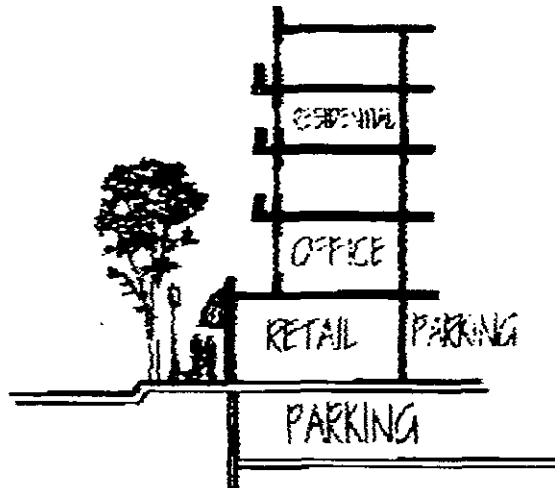
(e) In areas where a street roadway may be more than one story above the ground floor elevation of a building because of topography, such as the southwest corner of NE 90th Street and Woodinville-Redmond Road, building height may be increased to a maximum of five stories on the lower side of the site, provided the height of the building does not exceed four stories along the higher street elevation and provided the net developable floor area of the property covered by the conceptual master plan does not exceed the floor area allowed by the maximum building height of four stories.

**20D.40.60H Sammamish Trail, Anderson Park, and Town Square Zones.**

**20D.40.60H-010 Intent.**

(1) These zones are intended to provide areas of greater density adjacent to the retail core of Old Town and to foster the evolution of mixed-use residential/office neighborhoods in an attractive, high-quality, pedestrian-friendly environment within walking distance of daily retail and recreational opportunities, and transit services.

(2) Density and building height are increased in the Town Square zone nearest the center of Downtown to encourage development of structures of larger scale and size. Structured parking is encouraged as heights increase over four stories to reduce the impact of on-site parking and allow greater open space at the ground level. Retail uses are also encouraged at ground floor levels to further encourage pedestrian activity.

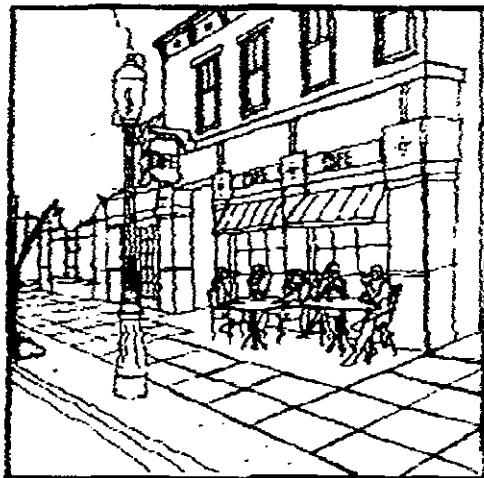


(3) Heights and density are moderated in peripheral areas of the Town Square zone to complement and transition with the adjoining residential and convenience shopping areas.

**20D.40.60H-020 Design Criteria.**

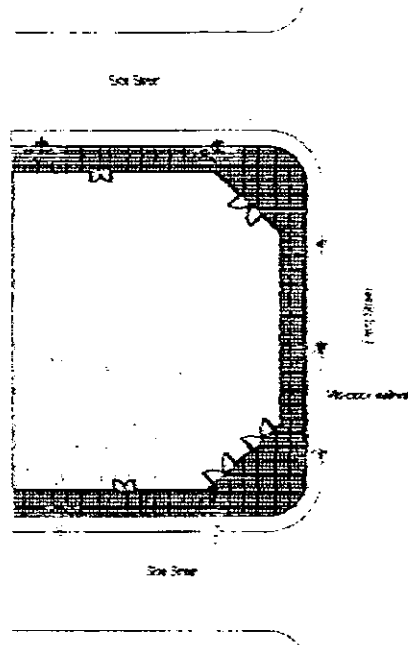
(1) Building Orientation and Access.

(a) Buildings shall abut the pedestrian system on at least one side. Buildings fronting on Type I or II pedestrian streets per RCDG 20C.40.105, Downtown Pedestrian System, shall abut the street front sidewalk and orient the primary entrance, or entrances, toward the street.



(b) Where possible, parking structures shall not front on the mid block pedestrian connection system. Should this occur, then the parking structure shall be screened with pedestrian amenities, such as artwork, trellises, awnings, benches, and the like.

(c) When ground floor commercial spaces abut mid-block pedestrian paths, entrances to the commercial spaces should be oriented toward the mid-block paths as well as toward the streets. The area alongside the required mid-block sidewalk should be developed as a usable plaza with a combination of hardscapes, planters, and seating areas.





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(2) Building and Site Design.

(b) Landscaping shall be designed with consideration of shade and sun; plazas and outdoor areas shall be oriented to sunlight where possible and provide areas of shade.

(c) Outdoor and ground floor areas should be designed to encourage outdoor activities, such as vendors, art displays, seating areas, outdoor cafes, abutting retail activities, and other features of interest to pedestrians.

(d) Building materials shall be visually appealing, high quality, and durable. A high proportion of exterior building materials shall be materials, such as brick, stone, and masonry or other high quality and durable materials. Building materials and colors should minimize light reflection and glare.

(f) Rooftops shall incorporate features that soften rectilinear forms.

(g) Buildings shall be designed to provide for weather and wind protection at the ground level. Buildings fronting on Type I or II pedestrian system segments shall provide pedestrian weather protection by way of awnings and overhangs, a minimum of 48 inches in depth. The elements shall be complementary to the building's design and design of contiguous weather protection elements on adjoining buildings. Materials and design shall engender qualities of permanence and appeal.



(h) Provide a variety of shapes, angles, and reliefs in the upper stories of structures over four stories.

(i) Where possible, pedestrian elevators and stairwells serving structured parking shall be located in a public lobby space or out onto an active public street.

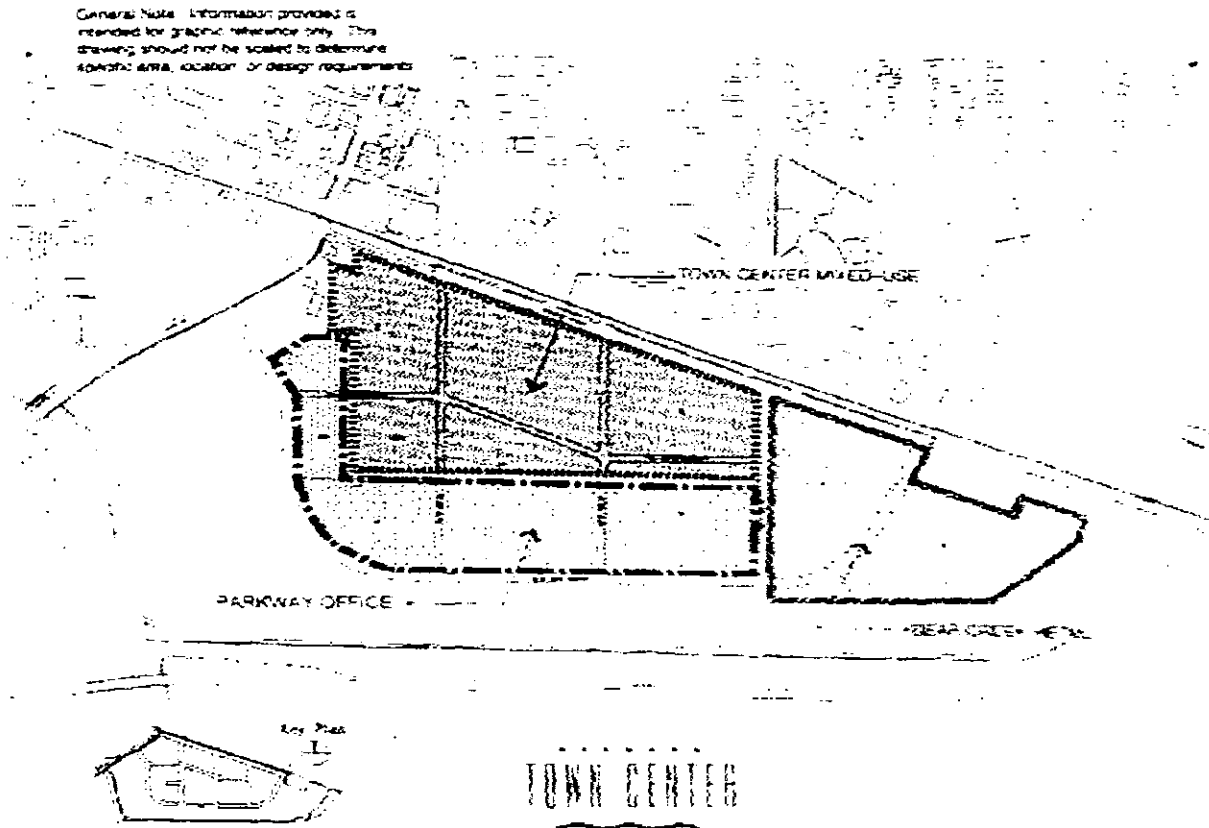
(j) Column and bay spacing along street fronts should be provided no greater than 30 feet apart in order to maintain a pedestrian-oriented scale and rhythm.

(k) Trails – Bicycle. Facilities for parking and locking bicycles should be provided and be readily accessible from bicycle trails.

**20D.40.60I Town Center Zone.**

**20D.40.60I-010 Intent.**

(1) The Town Center zone consists of three subareas as shown and described below:



(a) The Town Center Mixed-Use area design concept stresses a pedestrian-oriented, open-air complex that mirrors the existing Old Town transportation network and the architectural character and scale of the historic portion of the Downtown neighborhood. Primary design features for the Town Center Mixed-Use area include storefronts along roadways, curbside parking, pedestrian plazas, and sidewalk designs that integrate into building architecture.



(b) The Parkway Office area design concept features multi-level office buildings and an urban gateway facing SR 520. Building height, location, and architectural character are intended to create a strong urban perimeter and a varied urban texture connecting the site with the Downtown.

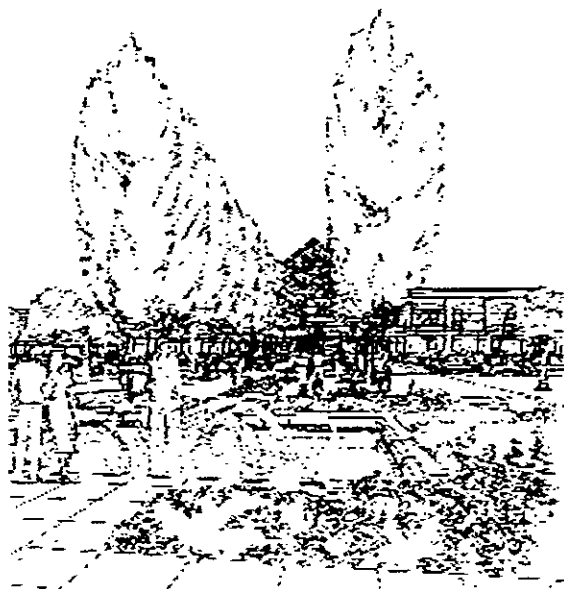


(c) Bear Creek Retail area provides for auto-oriented retail tenants. The freestanding buildings with surface parking are distinct from the other two areas. However, architectural character, featured design elements, and pedestrian linkages incorporate a design commonality with the rest of the site.



(2) Gateway to Downtown. The Parkway Office area also functions as a gateway to the City from SR 520. Development in this area should complement the other components of this gateway, Marymoor Park, and Bear Creek, by providing attractive, interesting urban activity. Development should be consistent with the natural environment by minimizing glare, providing indirect lighting, avoiding intense signage, and providing a soft edge where the urban and natural environments meet.





(3) **Downtown Integration.** Connection to existing roads, including landscape treatment, road surface, sidewalk size and placement, with respect to the existing grid system, streetscape, and character consistent with current standards and regulations. Development in the design area shall further City goals for the following subareas:

(a) **Leary Way.** Leary Way between the Sammamish River and the BNSF right-of-way shall remain as a "green gateway" to the City of Redmond.

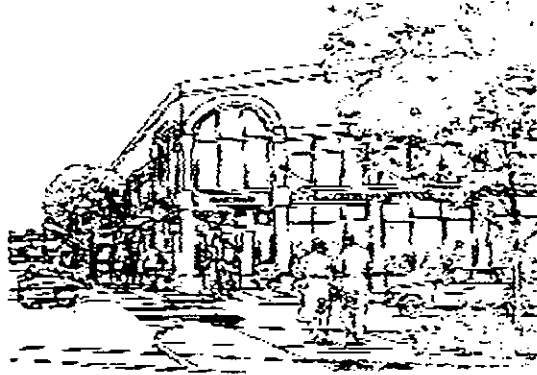
(b) **Northern Boundary – Leary Way to 164th.** Building siting will maintain continuity of building frontage in order to integrate new development with the Old Town zone.

(c) **Northern Boundary – Leary Way to 170th Avenue.**

(i) This area should provide linkage capability between existing public roadways north of BNSF right-of-way and private roadways south of same. These new alignments should provide extension of the established visual corridors.

(ii) New connections on the site to existing north/south roads in this area should be compatible with the character of the existing older improvements.

(iii) Retail buildings located at the northern edge of the site within the Town Center Mixed-Use area will establish functional and visual continuity with the Downtown. The character of the new buildings will be compatible with older existing buildings.



(d) *Bear Creek.*

(i) The edge along Bear Creek should be kept as a natural area, with uses limited to passive activity and trail/pathway connections.

(ii) Signage in this area shall be limited to traffic, safety, and directional information, or be consistent with the public recreational use of the area.

(iii) Structures consistent with and supporting passive use of this area may be allowed, and should be kept to a minimum.

(e) *Sammamish River.*

(i) The edge along the Sammamish River shall serve as an extension of existing activity on the Sammamish River Trail just north of this design area. Uses should include trail and pathway activities.

(ii) Signage shall be limited to traffic, safety, and directional information or be consistent with the public recreational use of the area.

(iii) Structures consistent with and supporting trail/pathway activities may be allowed, and should be kept to a minimum.

(f) *BNSF ROW – Pedestrian Crossings.* Design and construct City-approved architectural/urban design features, walkways, and landscaping on 164th Avenue NE and other locations as determined to be necessary.

**20D.40.601-020 Design Criteria.**

(1) *Architectural Guidelines.*

(a) *Siting of Buildings.* Buildings should be sited to enclose either a common space or provide enclosure to the street. All designs should appear as an integrated part of an overall site plan.



Figure 6



- (i) Encourage varieties of shapes, angles, and reliefs in the upper stories of structures over four stories.
- (ii) Large buildings should avoid continuous, flat facades.
- (iii) Avoid the use of false fronts.
- (v) The ground floor of buildings should provide pedestrian interest and activity. The use of arcades, colonnades, or awnings to provide pedestrian protection is encouraged. Column and bay spacing along street fronts should be provided no greater than 36 feet apart in order to maintain a pedestrian-oriented scale and rhythm.



- (vi) Building design should utilize similar building material, colors, and scale of adjoining Old Town.

(vii) Buildings and facades in the Town Center Mixed-Use area should be a combination of brick, stucco-like finishes, smooth-finished concrete, and architectural metals. Building facades in the Town Center Mixed-Use and Parkway Office areas should have a greater proportion of voids (windows) than solids (blank walls) on pedestrian levels. Buildings and facades in the Bear Creek retail area should be primarily masonry products with concrete and architectural metals used for detailing if desired. In all design, there should be emphasis upon the quality of detail and special form in window treatments, columns, eaves, cornices, lighting, signing, etc.

(viii) Buildings and the spaces between them should provide easy and open access to the external public areas or plazas.

(ix) The scale of all structures in relationship to other structures and spaces is important. The scale should be two to three stories in the retail core. Some variation in heights contributes to the variety and complexity of the environmental experience, and is encouraged.

(x) The development of ground level viewpoints on each building level which take advantage of solar access and views of the site's open spaces is encouraged.

(xi) Storefront design and materials should be unique while integrating into the architectural theme of the building facade of which they are apart.

(b) Building Entry. Orient building entrances to the street in a manner which provides easily identifiable and accessible pedestrian entryways. Highlight building entrances through landscape or architectural design features. Building entries should be designed in conjunction with the landscape treatment of pedestrian ways in the parking areas that directly relate to the entry.

(c) Public Art. Encourage public art in public areas of the Town Center zone, particularly in and around the Town Center Mixed-Use area.

(d) Building Orientation. Uses in the Town Center zone should be oriented externally as well as internally (as is applicable) by using outward-facing building facades, malls, entrances, and other design techniques.

(i) Buildings in the Town Center Mixed-Use and Parkway Office areas should abut the sidewalks on at least one side and orient the primary entrance, or entrances, toward the street.



(e) Building Colors and Materials. Building colors and materials shall be selected to integrate with each other, other buildings in the Old Town

zone, and other adjacent commercial areas, while allowing a richness of architectural expression for the various buildings.

(i) Buildings should be constructed of materials that minimize light reflection and glare.

(ii) Care should be taken to avoid clashing colors on individual buildings and between adjacent buildings.

(f) Windows and Displays. Windows and display areas shall be located along pedestrian routes to enhance the pedestrian experience.

(i) Storefronts should be visually open wherever practical. Stores should use enough glass so that the activity inside the store is obvious to the passerby. In all cases, merchandise should be easily visible to pedestrians.

(ii) Windows shall be provided on the street level in the Town Center Mixed-Use buildings rather than blank walls to encourage a visual and economic link between the business and passing pedestrians. A minimum of 60 percent of ground floor facades facing streets in the Town Center Mixed-Use area shall be in nonreflective, transparent glazing. Where windows cannot be provided, artwork in window boxes may be used with site plan review approval.



(g) Future Development Pads. Future development pads shall be consistent with the design standards and shall provide pedestrian-scale exterior features.

(h) Design Consistency. Each phase of the development shall be designed to be consistent with, but not necessarily the same as, the balance of the project architecture, including materials, colors, and general style.

(i) Pedestrian Features. Provide pedestrian-scale external features, including such items as window and glass display cases, street furniture, and covered walkways.

(j) Outdoor Pedestrian Areas. The outdoor pedestrian areas shall include special paving treatments, landscaping, and seating areas.

(i) Outdoor and ground floor areas shall be designed to encourage outdoor activities, such as vendors, art displays, seating areas, outdoor cafes, abutting retail activities, and other features of interest to pedestrians.

(k) **Site Entrances.** Entrances to Town Center development shall be emphasized with landscape treatments to strongly indicate the pedestrian orientation of these areas.

(i) **Architectural/urban design treatment of 166th Avenue NE** shall encourage pedestrian circulation from the project to the Cleveland Street Retail area.

(l) **Rooftops.** Rooftops will be of a color that reduces glare and other types of visual impact on the adjacent residentially developed hillsides

(2) **Transportation Guidelines.**

(a) **Vehicular.**

(i) **Street Configurations.**

(A) Streets that are above existing grade should be designed in a manner to reduce visual impact of pavement area such as using landscaping or berms.

(B) Encourage alignment of all streets to minimize the removal of all existing significant, healthy trees.

(C) Streets shall not be wider than four travel lanes with the appropriate number of lanes at intersections between the zone and areas targeted for integration with the Downtown.

(D) Vehicular circulation shall connect the various uses on the site to each other. Streets shall be designed to enhance viability of the project components.

(ii) **Parking – Surface.**

(A) Where possible, locate parking behind buildings and away from areas of high public visibility. Landscape and screen surface parking areas visible to the public.

(B) The size and location of parking areas should be minimized and related to the group of buildings served.

(C) Visual impact of surface parking areas should be minimized from the SR 520 corridor.

(D) Landscaping should be provided to screen surface parking areas and provide transition between the project and surrounding areas, particularly when viewed from SR 520, Leary Way, and adjacent hillsides.



(E) Landscaped medians shall be provided where access and traffic allow.

(F) Conflict between pedestrians and automobiles shall be minimized by designing streets to provide well-defined pedestrian walkways and crosswalks that reduce vehicle speeds.

(G) Design and locate parking areas in a manner that will break up large areas of parking and encourage shared parking with existing Downtown uses.

(H) Patrons of the retail center shall be allowed to use parking while patronizing other businesses in the Downtown. No rules, signage, or penalties shall be enacted by Town Center to preclude this parking allowance.

(iii) Parking – Structured.-100(A) At least 50 percent of the parking provided for the entire site should occur in parking structures. The ratio of minimum structured parking shall be maintained for all phases of development of the Town Center Mixed-Use and the Parkway Office areas.

(b) Pedestrian.

(i) Linkages.

(A) Link proposed development to walkways, trails, and bicycle systems in the surrounding area by connecting and lining up directly to existing linkages, closing gaps and treating crossings of barriers, such as the railroad, Bear Creek Parkway, and driveways, with special design treatment, minimizing barriers, designing with consistent materials, widths and locations, and providing safe, easy, and clearly identifiable access to and along the linkages. Safe, convenient, and attractive connections to Marymoor Park, the Sammamish River Trail, and the Bear Creek Trail system should be provided.

(B) The sidewalk system shall be emphasized with landscape treatments to provide readily perceived pedestrian pathways through and around the Town Center zone.

(ii) Sidewalks.

(A) When extending an existing sidewalk, the new walkway shall meet current standards and regulations where there is sufficient right-of-way, and be constructed of a material and dimension which are compatible with and improve upon the existing character.

(B) Sidewalks shall meet similar standards to those of the approved pedestrian linkage system.

(C) Paving of sidewalks and pedestrian crossings should be constructed of a uniform material that is compatible with the character of the zone. The private use of sidewalk rights-of-way areas may be appropriate for seasonal cafe seating or special displays.

(D) Encourage alignment of new sidewalks to minimize the removal of all existing significant, healthy trees.

(iii) Arcades, Colonnades, Canopies.

(A) Consistent treatment within a single area is also encouraged in order to provide a strong identity of space. (B) Buildings should be designed to provide for weather and wind protection at the ground level.

Buildings fronting sidewalks shall provide pedestrian weather protection by way of arcades, colonnades, or canopies a minimum of 48 inches in depth. The elements should be complementary to the building's design and design of contiguous weather protection elements on adjoining buildings. Materials and design should engender qualities of permanence and appeal.

(C) Awnings or sunshades should be in keeping with the character of the building to which they are attached. Materials should be durable, long lasting, and require low maintenance. Back-lit awnings are discouraged.

(iv) Trails – Pedestrian. Special design treatment and appropriate safety features should be designed for pedestrian trail crossings at public rights-of-way and at the BNSF right-of-way tracks.

(v) Trails – Bicycle. Facilities for parking and locking bicycles should be provided and be readily accessible from bicycle trails.

(vi) Trails – Equestrian. Width of the trail should be adequate for two riders side by side in order to avoid earth compaction and vegetation deterioration. Equestrian trails should separate from pedestrian and bicycle trails.

(vii) Plazas/Pedestrian Malls. Plazas, pedestrian malls, and other amenity open spaces shall be developed to promote outdoor activity and encourage pedestrian circulation between the Town Center zone and the balance of the Downtown.

(3) Landscape Guidelines.

(a) Urban Landscape Treatment. Building entries, primary vehicular entries, and building perimeters should be enhanced with landscaping which could include ornamental vines, groundcovers, shrubs or trees selected for their screening, canopy, spatial enclosure, and seasonal variation.

(b) Site Furnishings. Benches, kiosks, signs, bollards, waste receptacles, street vending carts, water fountains, lighting standards, perch walls, sidewalks, pathways, trails and special water features should be designed to be compatible elements of like materials and design.

(c) Perimeter Landscaping. Landscaping on the perimeter of the site will create a transition between the project and the surrounding area.

(d) Landscaping on Streets. Landscaping on streets should be simplified to allow adequate visibility from automobiles to businesses.

(e) Trees, Plants and Flowers. The use of potted plants and flowers as well as street trees is encouraged, but should not impede pedestrian traffic.

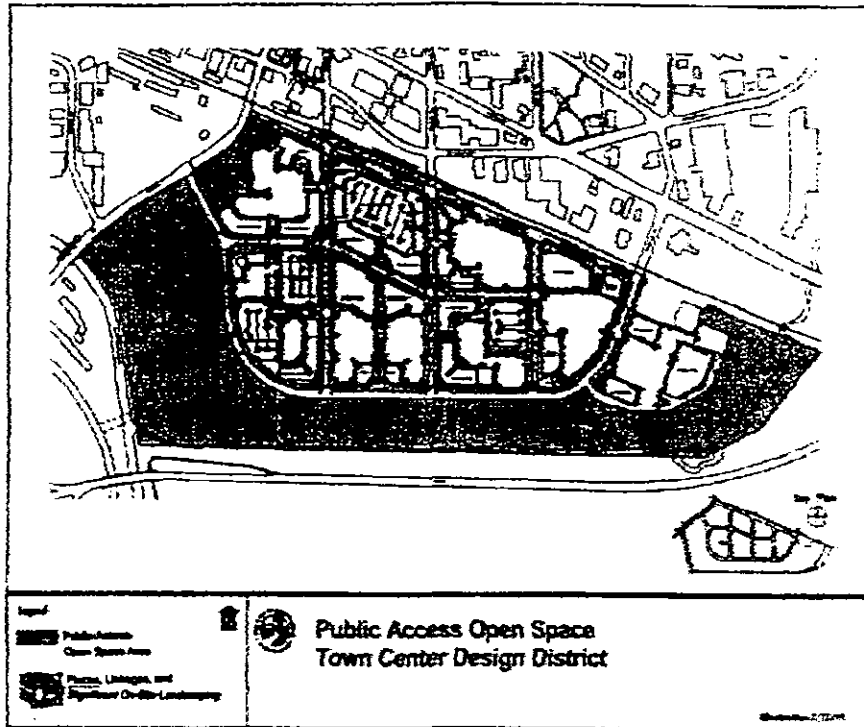
(4) Open Space Guidelines.

(a) Tree Retention and Open Space Landscaping. Preserve existing natural features, particularly healthy mature trees and stream courses.

(i) Preserve 100 percent of all trees within the 44 acres of public access open space as identified in the Public Access Open Space Area Plan within the Redmond Town Center Master Plan and Design Guidelines. This area includes the cluster of trees along the east side of Leary Way for the purpose of preserving the corridor's green gateway image and the healthy trees along the Bear Creek and Sammamish River corridors. Trees that cannot be retained due to approved street or utility construction shall be replaced with



native nursery stock of similar or like variety at a one-to-one ratio, with tree sizes in accordance with RCDG 20D.80.20-080, pursuant to a landscape plan approved in conjunction with site plan review. Trees removed as a result of construction activities which are intended to be preserved shall be replaced per RCDG 20D.80.20-080. Replacement trees shall be located in the immediate vicinity as is practical.



- (ii) Minimize new grading in this area.
- (iii) Install landscape screening between this open space area and adjacent parking areas.
- (iv) Encourage passive recreation, including a walking trail, bicycle trail, seating and rest areas, pedestrian lighting, and site furnishings. Provide pedestrian connections to the Justice White House, Town Center Mixed-Use area, Marymoor Park, Sammamish River Trail system, and other open space areas.
- (v) The "soft edge" landscape treatment to the south of Town Center along Bear Creek shall provide for a true transition between the natural, riparian area of the creek to the more urban mixed-use retail area.
- (vi) The informal nature of the west, south, and east portion of the site should be maintained by retaining native materials and random planting of compatible plant materials consistent with the Downtown neighborhood.
- (b) Justice White House/Saturday Market. The areas around the Saturday Market and Justice White House shall be retained as open space. Areas at the Justice White House should encourage active and passive recreation. These areas should connect to other open spaces, trails, and the mixed-use retail area.

(c) Sammamish River. Open space shall be retained along the Sammamish River. The open space may be enhanced by:

(i) Providing grade separation for trails at all appropriate and feasible locations;

(ii) Making connections to other open space zones;

(iii) An ongoing storm water outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff and shall be revised periodically as appropriate.

(d) Bear Creek. Open space along Bear Creek shall be retained. The open space may be enhanced by:

(i) Encouraging passive recreation areas and activities and discouraging active recreation.

(ii) All storm water swales and recharge areas should be integrated with the natural environment.

(iii) Protecting vegetation of the riparian habitat in this zone by limiting access to the creek to designated access points.

(iv) Providing connections to Marymoor Park, the Sammamish River, other open spaces, and Town Center.

(v) Facilities within this area shall include a pedestrian pathway, bicycle path, equestrian trail when required, passive water access area, seating, and site furnishings.

(vi) An ongoing storm water outflow monitoring program for private drainage systems. The monitoring program shall consider specific contaminants which may likely be present in the runoff and shall be revised periodically as appropriate.

(e) Public Access Open Space. Public access open space should be retained, enhanced and made available for public use in this zone as shown in the Public Access Open Space Area Plan.

(i) At least 44 acres shall be preserved by easement to the City or controlled by other methods that would permanently assure the open space to the City. This Downtown public access open space shall serve as a visual amenity and passive recreation open space.

(f) Open Space Acreage. Public access open space as shown in the Public Access Open Space Area Plan shall include a minimum of 44 acres. This will include natural areas inclusive of the floodway, and the areas around the Justice White House and the Saturday Market.

(5) Lighting Plan.

(a) A lighting plan and program which encourages nighttime pedestrian movement between the adjacent commercial areas, particularly Leary Way and 166th Avenue NE, shall be maintained.

(b) The height and design of street lighting should relate in scale to the pedestrian character of the area. The design of the light standards and luminaries should enhance the design theme.

## **20D.40.60J River Bend Zone.**

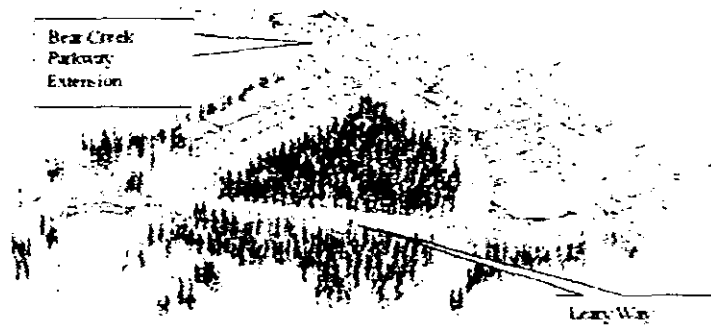
### **20D.40.60J-010 Intent**

(1) Leary Way, between the Sammamish River and the BNSF right-of-way, shall remain as a "green gateway" to the City of Redmond. Setbacks from Leary Way should be adequate to preserve significant stands of trees on the west side of the road to preserve the "green gateway" image.

(2) Signage on Leary Way for traffic control, directional information, and business identification shall be kept at a minimum, in both size and number.

(3) Bear Creek Parkway, between Redmond Way and Leary Way, should also be treated as an urban gateway to the Downtown neighborhood, evolving with a more traditional ground floor storefront character as it redevelops over time.

(4) Ground floor building facades along the westerly Bear Creek Parkway extension, as it is envisioned to extend from Redmond Way on the west to Leary Way on the east, should be pedestrian friendly and pedestrian scaled, with narrow storefronts along the sidewalk edges, awnings for pedestrian comfort, and ample storefront windows.



(5) Developments on larger interior lots, with relatively little existing street frontage, should be designed as mixed-use villages with internal pedestrian-friendly streets and pathways serving mixed-use buildings.

### **20D.40.60J-020 Design Criteria.**

(1) Building Orientation and Access.

(a) Vehicle access and parking shall be designed to minimize curb cuts along Leary Way and Bear Creek Parkway and to minimize the loss of existing trees within the zone.

(2) Building and Site Design.

(a) The setback from the property line on this portion of Leary Way shall be at least 100 feet where there is an existing grove of significant trees (six trees within a quarter-acre area). No parking shall be allowed within the setback. No clearing, grading permit, or site plan approval shall be granted until the approval authority determines that the existing trees will be preserved to the maximum extent possible within the setback.

(b)(c) New landscaping needs to reinforce any remaining groves of trees within the zone. Large trees and shrubs, both evergreen and deciduous, shall be used to enhance the natural character of this zone.

(d) Buildings and site layout should be designed to be consistent with the mixed-use retail character of the adjoining Old Town zone which includes features, such as narrow ground floor storefronts on pedestrian-oriented streets, shops fronting on street sidewalks, and pedestrian-scale architecture. On larger lots with relatively little existing street frontage, building and site layout should be designed to extend the traditional Downtown street grid into the site, with storefronts fronting on internal streets and paths.

(e) Column and bay spacing along street fronts should be provided approximately 30 feet apart in order to maintain a pedestrian-oriented scale and rhythm of storefronts.

(f) Pedestrian connections from buildings within this zone shall be provided to the adjoining Old Town and Town Center zone and to the north/south pedestrian path on the west side of the forest/grove.

#### **20D.40.60K River Trail, Carter and East Hill Zones.**

##### **20D.40.60K-010 Intent.**

(1) These zones are intended to provide a variety of housing choices. These zones are intended to provide comfortable and attractive living environments with a variety of housing types, and only limited mixed-use opportunities, in developments that include more typical residential features, such as front yards, landscaping, and ground-related patios and porches.

(2) The intent for the East Hill zone is to allow Downtown's original single-family neighborhood to evolve from its existing collection of houses into a denser multi-family neighborhood that honors the character of the original single-family houses and neighborhood character. New multi-family development, as well as conversions of the existing single-family residences to commercial uses that maintain and enhance the residential look and character of the zone.

(3) In the East Hill zone, ensure that conversions of single-family residences to commercial uses are done in a manner that does not negatively affect the "residential" character of the existing structures and front yards.

##### **20D.40.60K-020 Design Criteria.**

###### **(1) Building Orientation and Access.**

(a) Buildings shall be oriented toward the streets.

(b) Primary entrance of buildings shall be oriented to the street and ground floor units that have patios along the street should be designed with walkways from the patios to the street sidewalk in order to establish a "front door" relationship with the streets. See example below.



(c) Yards of ground floor residential units fronting on streets should be designed to provide a separation between public and private spaces, while also providing maximum territorial view of the street front from the units' private open spaces.

(d) Vehicular access to sites from streets shall be minimized. Alley access should be utilized where possible and feasible to minimize curb cuts along street fronts and to maximize the amount of available curbside parking.

(2) Building and Site Design.

(a) Primary entrances shall not be hidden from the street or accessed via the side yard.

(b) Buildings and private usable open spaces shall be appropriately set back from property lines to provide ample light, air, and privacy for the on-site tenants and adjacent neighbors.

(c) Parking shall be enclosed within subterranean or semi-subterranean parking whenever possible to provide maximum amounts of usable open space on parking decks and to minimize building heights.

(d) Mixed-use buildings in this area should be designed with a residential character, in terms of building materials, roof design, fenestration, and front yard landscaping.



(e) Open exterior corridors fronting and visible from streets and public spaces shall be minimized in use and length in order to reduce their negative visual impacts on surrounding streets and properties. They should be placed on the interior of developments whenever feasible.

(f) Surface parking spaces shall not be located between the building and the street.

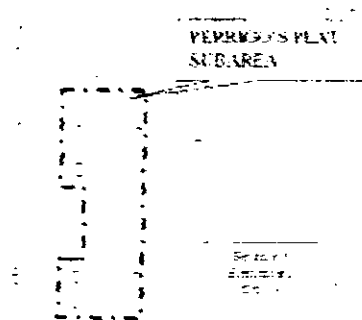
(g) Common usable open spaces and yards shall be adequately lighted and visible from private spaces within the developments to ensure security and safety of the tenants, residents, and their guests.

(h) Conversions from single-family residences to commercial uses shall not significantly alter the residential character of the original single-family structures or front yards. Additions or modifications to these structures for commercial use shall maintain or enhance the residential look of the property.

**20D.40.60K-030 Perrigo's Plat Subarea.**

(1) **Intent.** The intent of this section is to retain the quaint and inviting character of this subarea, which includes a variety of building styles and features, generous front yards, sense of quiet and peacefulness, large trees along the street, and unique bungalows, by establishing design criteria that encourage new development to emulate and enhance the traditional residential character of the subarea.

(2) **Design Criteria.** In the Perrigo's Plat subarea of the East Hill zone, as shown below, these additional standards shall apply.



(a) New developments, redevelopments, and remodeling projects shall emphasize features typically found in neighborhoods with older bungalow, Craftsman- and Victorian-styled homes, including but not limited to pitched roofs, dormer windows, front doors with porches or stoops oriented to the street, chimneys and double-hung or multi-paned windows.

(b) New development, redevelopment, and remodeling projects shall use high proportions of visually appealing, high-quality, exterior building materials, such as brick, stone, and masonry, on at least the base of the building. The cladding materials of the body shall also be durable, attractive, and complementary to the early 1900s Craftsman/Victorian residential style, including brick, horizontal siding, and wood (appearing) shingles.

(c) For developments consisting of multiple aggregated lots, the width of buildings fronting the street should generally be no wider than 100 feet to

ensure that building mass remains consistent with the existing neighborhood character and scale. When there are buildings at the rear of the lot, behind those fronting the street, the buildings in the rear may be modulated in stories to provide a sense of building separation.

(d) New development, redevelopment, and remodeling shall be designed with front yards characteristic of single-family neighborhoods, including street trees along the street, with trees and landscaping in the front yard.

#### **20D.40.60L Old Town Zone.**

##### **20D.40.60L-010 Intent.**

The intent of this section is to preserve the existing historic landmarks within the zone, ensure that development and redevelopment complement the historic character and function of the Downtown's original pedestrian retail area, and maintain or enhance the historic integrity of the Leary Way corridor. These standards are established to maintain and enhance the traditional "main street" character of the neighborhood, which includes continuous pedestrian-oriented storefronts and pedestrian-scaled streetscapes along the streets.

##### **20D.40.60L-020 Site Design.**

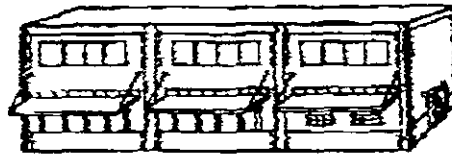
(1) Intent. The core of this zone, developed between the late 1800s to the mid-1900s, encompasses a variety of periods. The intent of site design standards within the Old Town zone is to maintain the historic patterns of land development and general character of the zone that was created during this time frame.

##### **(2) Design Criteria.**

(a) Building Setbacks. Setbacks shall reflect historic patterns. Buildings shall front on the public sidewalk. Building structures to the side lot line is strongly encouraged, but no structure shall be set back more than five feet from the side lot line, not including access width. Rear setbacks may allow for a narrow alley access, for service entrances, or for several stalls of parking. Additions or other remodels are encouraged to match this pattern when feasible.

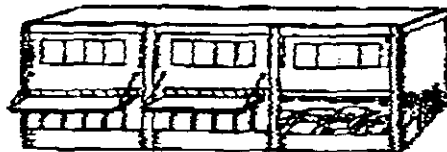
(b) New structures should incorporate structured parking or mechanical stacked parking systems. Visible structured parking shall not front along the sidewalk edge except to allow placement of parking entrances. Structured parking should preferably be underground or in backs of structures. Surfaces masking parking shall continue design rhythms, colors, materials, and trims used in the other parts of the structure.

*Recommended*



*Design elements repeat. Automobiles are not visible.*

*Not Recommended*



*Automobiles should not be clearly visible from sidewalk.*

**Figure 1. Parking Design**

#### **20D.40.60L-030 Building Design.**

(1) The intent of building design standards within the Old Town zone is to ensure that historic landmark buildings maintain their *prominence within the zone* and to ensure the character of the original Downtown core is maintained. These building design standards shall apply to all new structures. These standards will also apply to additions or other remodeling whenever it is feasible and in context with the existing structure.

(2) Building Orientation.

(a) Entrances shall front towards the sidewalk.

(b) Peaked roofs, primary roof ridgelines, or roof ridgelines predominant to the viewer shall run from front to back.

*Predominant  
roofline runs  
from front to  
back.*



*Recommended*



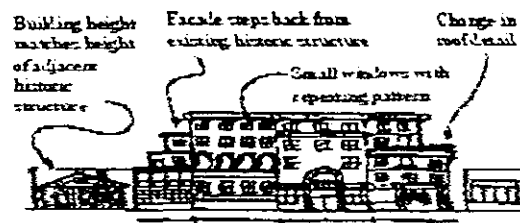
*Not Recommended*

**Figure 2. Roof Ridgelines for Peaked Roofs**

(3) Building Scale. New construction should in scale with existing historic patterns. In cases where the scale of the building is larger, techniques should be used to break up the scale of the building to complement existing patterns. These techniques can include variations in roof height, vertical columns to break up facades, changes in roof or parapet detail, use of smaller repeating

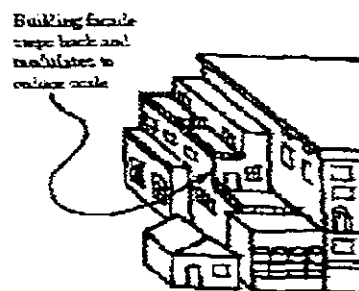


window patterns, use of fascia on the facade, facade articulation, and stepping back or modulating of upper stories.



Facade changes at intervals make one building appear as individual smaller ones.

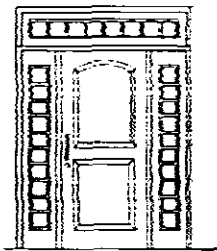
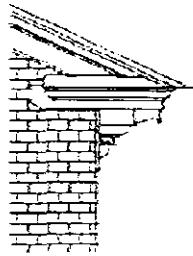
**Figure 3. Building Scale**



**Figure 4. Methods to Reduce Scale**

**(4) Building Design, Details, and Materials.**

- (a) Buildings should incorporate vernacular architectural styles from the periods reflected in the zone.
- (b) Buildings should incorporate materials similar to those used on existing historic structures. This includes brick, stucco that is used in the Art Deco style, wood, and stone.
- (c) For one- to one-and-one-half-story structures, a false front is allowed on peaked roofs.
- (d) Hipped roofs are discouraged unless they are in context with the period of architecture reflected in the zone.
- (e) Additions and other remodeling to existing buildings should closely match or complement the historic architectural styles reflected in the zone.
- (f) Buildings shall incorporate details prevalent in the architecture reflected in the zone.



Use of columns and pilasters can enhance door detail. Use of such details as pediments or architraves for doors is also encouraged.

Transoms above doors and use of decorative glass are details that can enhance historic character.

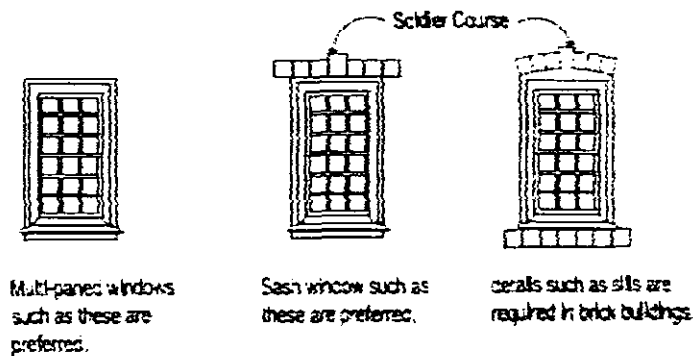
(g) Details such as parapets and bands, windowsills, and door frames shall consist of contrasting materials or color to enhance detail.

(h) Size of individual windowpanes or false panes shall not exceed the smaller sizes typical of early period glass separated by mullions and rails. For windows above the first story, the height or vertical dimension shall be at least one to one and one-half times the width or horizontal dimension, or mullions or stiles that separate the panes to create a sense that the dimension of the vertical element exceeds the horizontal one.

(i) Building fenestration shall consist of numerous individual windows or larger windows having multi-panes to avoid large areas of solid surface.

(j) For brick, stone, and art deco stucco structures, upper-story windows shall be punched or recessed except for bay windows.

(k) Details such as soldier course or solid lintels and sills shall be used around windows in brick and stone structures. New graphic



- (l) Windows shall not start at floor level and shall repeat historic patterns that allowed views to the interior of a storefront.
- (m) Transom windows are encouraged.

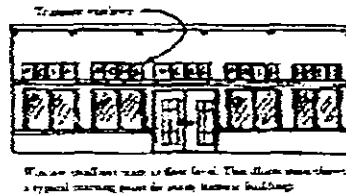


Figure 9. Transom Windows and Windows Above Floor Level

- (n) Preferred window dimensions and type are illustrated in \_\_\_\_\_
- (o) Recessed entrances are encouraged for storefronts. Porches, courtyard entrances, or stoops are encouraged for ground floor residential units where allowed.

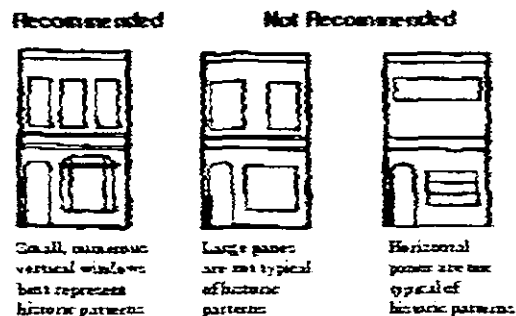


Figure 10. Preferred Window Dimensions and Types

- (5) Building Color.
- (a) Preferred colors are those that reflect the historic patterns of the zone; however, other colors, particularly on nonhistoric structures, *will be allowed* if they are complementary to surrounding structures, and do not detract from the prominence of historic buildings in the zone.

**20D.40.60L-040 Pedestrian/Customer Elements.**

(1) *Intent.* The Old Town zone characterizes a pedestrian shopping and gathering environment, with comfortable and attractive sidewalks, plazas, informal seating areas, and pedestrian amenities that are consistent with the historic character of the zone.

(2) *Design Criteria.*

(a) *Trees, Plants, and Flowers.* The use of potted plants and flowers as well as street trees is encouraged, and shall not impede pedestrian traffic.

(b) *Street Lighting.* The height and design of street lighting should relate in scale to the historic character of the area. The design of the light standards and luminaires should enhance a historic theme.

(c) *Street Furniture.* Public seating, trash receptacles, and informational/directional kiosks should be of uniform design and be provided throughout Old Town. Creation of informal gathering places that are integrated appropriately with the streetscape is encouraged.



Figure 1

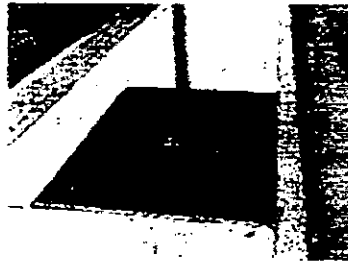


Figure 3

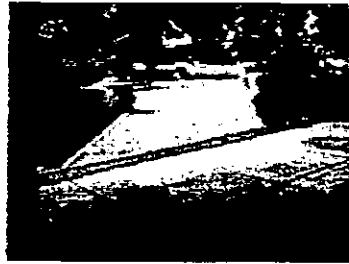


Figure 4



Figure 2

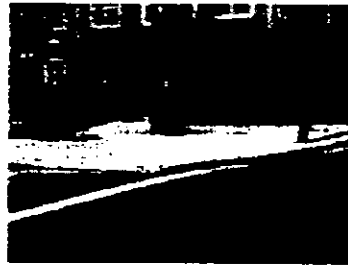


Figure 5



Figure 6

## **20D.40.70 Overlake Village Zones Supplemental Design Standards.**

### **20D.40.70-010 Purpose**

The purpose of this section is to implement the vision for Overlake Village set forth in the Redmond Comprehensive Plan by providing supplemental design standards that will guide development to achieve that vision.

### **20D.40.70-020 Applicability.**

All projects within Overlake Village shall adhere to Redmond's Citywide standards in Chapter 20D.40, Design Standards, as well as the supplemental design standards identified below. If the Citywide and Overlake standards conflict, the Overlake standards shall prevail.

### **20D.40.70-030 Surface Parking Lots.**

(1) Intent. To limit the visual impact of surface parking lots.

(2) Design Criteria.

(a) Location.

(i) No new surface parking lots are permitted along 152nd Avenue NE or 156th Avenue NE. Any surface parking lots shall be separated from these streets by a building or at least 60 feet of open space.

(ii) On other streets in Overlake Village, new surface parking lots located between the primary building and the public right-of-way are discouraged and may not occupy more than 50 percent of the lot frontage.

(b) Landscaping and Screening. Where permitted, interior parking lot landscaping should incorporate the use of rain gardens to retain and infiltrate runoff from the parking lot.

### **20D.40.70-040 Parking Garage Design.**

(1) Intent. To reduce the visual impact of structured parking located above grade.

(2) Design Criteria.

(a) Ground level street frontage shall not be occupied by parking in the following locations:

(i) 152nd Avenue NE or 156th Avenue NE.

(ii) Streets that are included as part of the urban pathway system as shown on the Overlake Village Subarea Map (add citation).

(b) In other locations, no more than 120 feet of ground level building frontage may be occupied by parking. Parking structures wider than 120 feet must incorporate other uses along the street front to meet this requirement.

(c) Where the garage wall is built to the sidewalk edge, the facade shall include treatments to enhance the pedestrian environment and obscure the view of parked cars, such as artwork, decorative grilles, and special building material treatment/design. In order to meet transparency requirements, garages

should incorporate openings with grillwork or other treatments to resemble windows.

(d) Small setbacks with terraced landscaping elements should be used to soften the appearance of a parking garage.

(e) Upper level parking garages shall use articulation, treatments that resemble windows, or other devices to break up the massing of the garage, add visual interest, and convey an appearance more like a typical building floor rather than a floor of visible cars.



#### **20D.40.70-050 Building Form and Scale.**

(1) Intent. To maintain light and views, reduce the bulk of taller buildings, reinforce pedestrian scale on street frontages, and promote variety in building height.

(2) Design Criteria.

(a) Light for Residential Buildings and Courtyards.

(i) Throughout Overlake Village, residential or residential/mixed-use buildings over six stories in height shall be designed to provide and maintain adequate natural light for residential dwellings of the building.

(ii) Enclosed courtyards shall not be permitted for structures over six stories in height except when:

(A) Floors seven and higher do not exceed 50 percent of the structure's floor plate; or

(B) The courtyard, due to its size and orientation, is designed to allow natural light to light all areas of the courtyard during various times of the day, such that no area of the courtyard is perpetually in shadow during all daylight hours.

(iii) The interior courtyard for U- or H-shaped buildings shall be separated from the sidewalk to create a private area, provided that the enclosure is constructed of transparent building material.

(b) Building Step Back and Height Limit.

(i) Along 152nd Avenue NE, the upper stories of buildings over six stories in height shall be stepped back from the street to maintain a pedestrian scale along the street frontage.

(ii) The step back shall be a minimum of 10 feet wide, measured from the building edge at the street frontage. The step back shall begin by floor seven and may begin as low as floor two.

(iii) Maximum building height when bonuses or transfer of development rights are used shall not exceed six stories within 50 feet of the west edge of the right-of-way of 156th Avenue NE or within 50 feet of the west edge of the right-of-way of Bel-Red Road, north of NE 24th Street.

(iv) (Add citation) provides height limits along 152nd Avenue NE and 156th Avenue NE for the Overlake Village Zone 4.

(c) Design of Large Buildings. Large building mass shall be sited and designed to reduce the apparent mass and bulk, and avoid long, continuous flat facades through use of techniques such as:

(i) Breaking up the mass into multiple buildings or designing a building to appear as multiple buildings through multiple defined entryways and storefronts;

(ii) Articulation of facades into increments through use of architectural techniques, such as bay windows, offsets, recesses, and other techniques which break or minimize scale; and

(iii) Provision of new internal streets and pathways at a minimum as shown in the Overlake Village Subarea Map to establish/enhance the urban grid.

(d) Modulation. All building facades visible from streets, parks or other public spaces shall be modulated to provide visual interest and to reduce the apparent bulk of larger structures. Building facades shall be stepped back or projected forward at one or more intervals to provide a minimum 25 percent modulation of the horizontal width of the structure. No building facade shall exceed 120 feet without modulation in the facade plane. The minimum depth of modulation is 10 feet. Projections may begin on the third floor and may not extend any further into the right-of-way than one-half of the width of the sidewalk.





**20D.40.70-060 Building Materials.**

(1) Intent. To promote visual interest, distinct design qualities, and an appearance of quality and permanence through use of durable building materials and effective architectural detailing.

(2) Design Criteria.

(a) **Building Materials.** Building materials shall provide architectural interest and demonstrate a look of permanence through use of superior exterior cladding materials, such as stone, masonry, copper, brick and similar materials, as accepted by the Design Review Board. At a minimum, superior exterior cladding materials shall be used for the facades for the first and second floors when visible from streets, parks or other public spaces. Use of superior exterior cladding materials is encouraged on upper stories. Building materials should minimize light reflection and glare. Use of cementitious panel is prohibited with the exception of locations such as accent areas and soffits.

(b) **Concrete Block.** When used for the facade of any building, concrete blocks shall be split, rock- or ground-faced. To add visual interest, the use of specialized textures or colors used effectively with other building materials and details is encouraged.

(c) **Exterior Insulation and Finish System (EIFS) and Similar Troweled Finishes (Stucco).**

(i) EIFS shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

(ii) EIFS may only be used in conjunction with other approved building materials. Generally, the use of EIFS for more than 50 percent of the building facade is discouraged.

(iii) EIFS is prohibited on ground floor facades. Masonry or other similar durable/permanent materials shall be used.

**20D.40.70-070 Ground Floor Retail and Other Commercial Facades.**

(1) Intent. To promote ground floor retail and other commercial facades that are engaging and include features that are scaled to and of interest to pedestrians.

(2) Design Criteria.

(a) For nonresidential ground floor uses, windows, rather than blank walls, shall be provided on the street level to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing the streets (between two feet and seven feet above the sidewalk) shall be in nonreflective, transparent glazing.

(b) A permanent weather protection element such as a glass or steel canopy shall be provided along at least 80 percent of the building frontage and should be at least six feet in depth.

(c) In addition, ground floor retail and commercial facades shall include at least three of the elements listed below. Standard corporate logos or architectural elements will not qualify.

- (i) Unique or handcrafted pedestrian-oriented signage.
- (ii) Artwork incorporated on the facade.
- (iii) Street furniture.
- (iv) Unique or handcrafted planter boxes or other architectural features that are intended to incorporate landscaping.
- (v) Distinctive facade kickplate treatment, including the use of stone, marble, tile or other material that provides special visual interest.
- (vi) Other design details as approved by the Design Review Board that add visual interest to the storefronts such as distinctive treatment of windows or doors or distinctive exterior light fixtures.

(d) The areas on the ground floor of new buildings located along 152<sup>nd</sup> Avenue NE that are designed and constructed to accommodate future conversion to the pedestrian-oriented uses required by (code reference) shall meet the following standards in addition to other applicable design standards:

- (i) Minimum of 14-foot distance from the finished floor to the finished ceiling.
- (ii) Minimum average depth of 25 feet measured from the wall abutting the street frontage to the rear wall of the retail use and a minimum width of 20 feet measured from the interior walls of the retail use.
- (iii) Inclusion of an entrance or entrances at the sidewalk level facade to accommodate either a single or multiple tenants or structural design so that entrances can be added when the floor area is converted to pedestrian-oriented uses.



Weather protection

Distinctive exterior  
light fixtures

Distinctive window  
treatment

Unique planter boxes

#### **20D.40.70-080 Blank Walls.**

(1) *Intent.* To ensure that, in locations in which glass windows are not used, there are still features that add visual interest and variety to the streetscape.

(2) *Design Criteria.* Blank walls shall be treated by incorporating at least four of the following elements:

- (a) Masonry (but not flat concrete block).
- (b) Belt courses of a different texture and color.
- (c) Projecting cornice.
- (d) Projecting metal canopy.
- (e) Decorative tilework.
- (f) Trellis containing planting.
- (g) Medallions.
- (h) Vertical articulation.
- (i) Artwork.
- (j) Lighting fixtures.
- (k) Recesses.

(l) Other architectural element as approved by the Design Review Board that meets the intent of this section.

#### **20D.40.70-90 Pedestrian Plazas and Open Spaces.**

(1) *Intent.* To ensure that pedestrian plazas and open spaces are accessible to the public, usable, welcoming, safe and visually interesting.

(2) *Design Criteria.*

(a) Buildings surrounding a pedestrian plaza or open space shall comply with RCDG 20D.40.70-080-, Ground Floor Retail and Other Commercial

Facades, and have windows and entrances that face the open space. Retail uses are encouraged fronting on plazas and open spaces.

(b) Pedestrian plazas and open spaces should be within three feet of the nearest sidewalk or pedestrian pathway

(c) Pedestrian plazas and open spaces shall include all of the following:

- (i) Adequate amount and type of seating for the anticipated usage.
- (ii) Planting, including specimen trees, shrubs and seasonal planting.
- (iii) Significant solar exposure.
- (iv) Pedestrian-scaled lighting.
- (v) Quality materials, such as textured concrete, bricks, pavers or similar or better materials, for portions of the open space that are not landscaped.

(vi) Visibility from the nearest sidewalk or pathway.

(vii) Connection to the urban pathway system shown in the Overlake Village Subarea Map (add citation).

(viii) Wayfinding elements that provide visual continuity to other open spaces in Overlake Village.

(d) Pedestrian plazas and open spaces shall also incorporate a minimum of three of the following features to add visual interest:

- (i) Artwork.
- (ii) Water feature such as a fountain or cascade that serves as a focal point.
- (iii) Information kiosks.
- (iv) Planters.
- (v) Permeable paving for pathways and hardscapes.
- (vi) Other similar treatments as approved by the Technical

Committee.

#### **20D.40.70-100 RESIDENTIAL USABLE OPEN SPACE**

(1) Intent. To ensure that residential open space provides usable space for relaxation or recreation for residents of the development and that the space is visible from dwelling units, accessible and safe.

##### **(2) Design Criteria**

###### **(a) Common Open Space Design Standards**

- (i) Required setback areas shall not count towards the open space requirement unless it is part of a space that meets the dimensional requirements.
- (ii) The open space shall be visible from dwelling units and positioned near pedestrian activity.

- (iii) The open space shall include landscaping, seating, lighting and other pedestrian amenities to make the area functional and enjoyable.
  - (iv) Individual entries shall be provided onto common open space from adjacent ground floor residential units. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
  - (v) The open space shall be separated from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, or other treatments as approved by the Technical Committee that enhance safety and privacy (both for common open space and dwelling units).
  - (vi) The space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
  - (vii) Permeable surfaces, rain gardens, and other stormwater management features are encouraged.
  - (ix) Water features are encouraged.
- (c) Rooftop Decks. Design Standards:
- (i) The space shall be accessible (ADA) for all residents.
  - (ii) The open space shall include landscaping, seating, and other features as approved by the Technical Committee to encourage use and make the area functional and enjoyable.
  - (iii) The space shall include hard surfacing appropriate to encourage resident use.
  - (iv) The space shall incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.

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